

## SALIENT DATA

**Name of Facility** # 1161 “Restaurant Row”

**Size in sq. ft.** 1,792 sq. ft. plus 2,200 in basement

**No. of Seats:** 56 inside; 19 front patio; 16 street patio; 8 side patio

**Lease Information:**

**Rate per sq. ft.** All Lease information to be verified.

**C.A.M.**

**Lease Term:** New base rate September 2024 – September 2029

**Option periods:** To be verified

**Deposit held by Lessor:**

**Property Taxes & Year:**

**Financing:** Treat as clear title.

**Sales:** Gross sales: \$1.025M

**Number of parking stalls:** Approx. 30 stalls in the park (paid parking)

**Style of cuisine:** Western

**Customer Demographics:** 25 – 40 year old; locals & tourists

**Type of service:**  Table  Drive through  Counter

**Hours of operation:** 4 pm – close; on Saturday and Sunday 1 pm - close

**Number of employees:** 16 with 6 full time and 10 part-time. Rises up to 20 in summer.

**General comments:** This is a very successful restaurant and cocktail lounge in the heart of restaurant row. Lots of walk-by traffic. Business will increase as the work progresses to extend 17<sup>th</sup> Avenue SW right into the Stampede Grounds past the new BMO Centre and new arena and event centre.

**ASKING PRICE:** PRICE REDUCED TO 369,000

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