

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 17th Avenue SW right into the Stampede Grounds past the new BMO Centre and new arena and event centre.

ASKING PRICE: \$399,000

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