

SALIENT DATA

Name of Facility	Gringo Street
Address:	101, 524 – 17 Avenue SW, Calgary
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
<u>Lease Information:</u>	
Rate per sq. ft.	Approximately \$10,600 per month
C.A.M.	Included in above monthly amount
Lease Term:	New base rate September 2024 – September 2029
Option periods:	To be verified
Deposit held by Lessor:	
<u>Financing:</u>	
	Treat as clear title.
<u>Sales:</u>	Gross sales: \$1.025M
Number of parking stalls:	Approx. 30 stalls in the park (paid parking)
Style of cuisine:	Latin American
Customer Demographics:	25 – 40 year old; locals & tourists; 17th Avenue SW patrons
Type of service:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> 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 17th Avenue SW. 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: **PRICE REDUCED TO \$199,000**

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