

SALIENT DATA

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| Name of Facility | # 1165 Land, Building & Business for Sale |
| Size in sq. ft. | 3,900 sq. ft. developed as a full restaurant on the lower level 6,000 sq. ft. on top two levels; |
| No. of Seats: | 99 seats in restaurant; 90 seats in the pub with 20 seats in an indoor covered patio 140 seats in the top level in a banquet room |
| What year was building built: | 1955 |
| <u>Lease Information:</u> | To be determined by a new purchaser of the land and building |
| Property Taxes & Year: | 2023 were \$31,228.93 plus parking lot taxes of \$4,156.53 per year |
| <u>Sales:</u> Gross sales: | \$696,245 to fiscal year end September 30, 2024 without take-out |
| Number of parking stalls: | 5 dedicated stalls behind restaurant 20 stalls paid for by the rest; \$630 per month (to Nov. 15, 2026) |
| Style of cuisine: | East Indian |
| Customer Demographics: | Lots of long-term regulars; business people; tourists |
| Type of service: | Buffet at lunch and Wed. evening; menu service anytime |
| Hours of operation: | Monday – Friday 11:30 am – 2 pm for lunch buffet Wednesday night buffet 5 pm – 8:30 pm Evening service 4:30 pm – 9:30 pm; 7 days a week |

General comments: PRICE REDUCED!

This is the first opportunity to buy an iconic building in Calgary including a restaurant business that has been established for decades. The existing customer base and brand recognition bring strong added value. It's located on one of the major traffic arteries in Calgary with a very high traffic count and tremendous visibility.

The owners preference is to sell the land, building & business as a package. The restaurant concept could be changed to a new owner's choice or keep the successful East Indian concept.

In addition to the restaurant, the building has space on a middle level for a pub and an upper level which is used for a banquet room. These spaces add potential for diversified revenue streams.

There's a popular and well-equipped food truck available for purchase from the owner for \$75,000. This vehicle could extend your reach and expose your brand into different parts of the City and events.

ASKING PRICE: NOW \$2,047,000 for the land, building & business package

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