

SALIENT DATA

Name of Facility Restaurant & Condo Bay, Okotoks

Size in sq. ft. 1,000 sq. ft. **Number of seats:** 22

Lease Information:

Rate per sq. ft. Condo bay owned by restaurant operator
Condo fee is \$750 per month

Property taxes: \$389 per month

Financing: Treat as clear title.

Sales: **Gross sales:** \$450,000 - \$500,000 per year

Number of parking stalls: First come, first served; lots of parking in shopping centre

Style of cuisine: Pizza and pasta

Customer demographics: Locals from Okotoks and High River as well as Calgary

Type of service: Table Drive through Counter

Hours of operation: noon to 9 pm, 6 days a week; Sundays 4 pm – 9 pm

Number of employees: 3

General comments:

This is truly one-of-a-kind restaurant which is VERY popular with local residents in Okotoks as well as the surrounding areas of High River, Calgary, Diamond Valley etc. It was recently voted the Best Pizza in Okotoks award in Readers' Choice.

Great take-out business as well as school "hot lunch" days. Owner takes pride in offering a quality experience with the food and service. Great business for a chef/owner and it comes with a great built-in clientele.

**Pay off your own mortgage instead of your Landlord's!
Be your own Landlord when you buy the condo!!**

ASKING PRICE: **\$699,000 for CONDO and BUSINESS**

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