SALIENT DATA

Name of Facility	Cleaver
Address:	524 – 17 Avenue SW, Calgary
Size in sq. ft.	1,850 sq. ft.
No. of Seats:	70 seats with additional 30 available in summer season
What year was building built:	1950
Lease Information:	
Rate per sq. ft.	\$12,500 per month for rent, CAM and GST
C.A.M.	Included in above monthly amount
Lease Term: option	5 years (goes to Dec. 31, 2028) Option periods: One 5-year
Deposit held by Lessor:	\$18,000
Property Taxes & Year:	Included in the CAM amount
Financing:	Treat as clear title.
Sales: Gross sales:	\$1M
Number of parking stalls:	Parking for a fee but mainly walk-by traffic
Style of cuisine:	Elevated comfort food and cocktails
Customer Demographics:	25 – 35 year olds; ideal for date-nights
Type of service:	X Table Drive through Counter
Hours of operation:	4 pm – late; 7 days a week
Number of employees:	13 with 4 full-time the rest part-time

General comments: This restaurant is in the best part of the best block along 17th Avenue SW! It's an iconic facility with a great following. The concept can be kept as is or tweaked if a new owner wishes. The restaurant has been voted in the Top 100 in Canada for 3 years in a row. There have been magazine publications and TV spot exposures over the years! Great opportunity to take the reigns of an already very successful venture!

ASKING PRICE: PRICE REDUCED TO \$399,000

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