

SALIENT DATA

Name of Facility # 1176 Pizza/Italian Restaurant

Size in sq. ft. 3,568 sq. ft. on 2 levels

No. of Seats: 104 (28 down and 76 up)

Lease Information:

Rate per sq. ft. \$14,600 per month for rent, CAM and GST for both levels

C.A.M. Included in above monthly amount

Lease Term: 5 more years **Option periods:** One 5-year option

Deposit held by Lessor: No

Property Taxes & Year: \$2.39 per sq. ft. up and down

Financing: Treat as clear title.

Sales: **Gross sales:** 2023 - \$814,000
2024 - \$700,00
2025 - \$650,000 (est.)

Number of parking stalls: None dedicated; on-street and parking garage next door

Style of cuisine: Pizza and full franchise menu

Customer Demographics: Locals from surrounding apartments and businesses

Type of service: Table Drive through Counter

Hours of operation: Noon – 10 pm; 7 days a week

Number of employees: 12 with 2 fulltime and 10 parttime

General comments: **This is a popular pizza/Italian franchise. However, this location does not have to stay as a franchise so bring your ideas! Located on a very busy corner on a hospitality street! Great street appeal.**

ASKING PRICE: \$249,000

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell Capital Realty (403-253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell Capital Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.