

SALIENT DATA

Name of Facility # 1179 Gorgeous Restaurant in Cochrane

Size in sq. ft. 1,200 sq. ft. up and down

No. of Seats: 35 with 40 on patio

What year was building built: To be verified

Lease Information:

Rate per sq. ft. \$4,200 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 1.5 years left **Option periods:**

Deposit held by Lessor: Nil

Property Taxes & Year: \$400 - \$500 per month for taxes and water

Financing: Treat as clear title.

Sales: **Gross sales:** \$650,000

Number of parking stalls: On-street and in the back; lots of parking

Style of cuisine: Mediterranean

Customer Demographics: Local Cochrane residents; tourists; people in surrounding area

Type of service: Table Drive through Counter

Hours of operation: Closed on Mondays: Lunch offered Friday, Saturday & Sunday
Open from 3 pm – 8:30 pm weekdays; on weekends 12 – 9 pm

Number of employees: 5 including 2 owners; summer staff is 6 or 7 including owners

General comments: **This is a very inviting full-service restaurant in the historic area of downtown Cochrane! It was awarded #1 by Trip Advisor along with multiple awards in all categories from the local business association/tourism. Very well-equipped and spotless! It's very popular with the local residents. The concept from Greek/Mediterranean to any other concept could easily be changed, if desired.**

ASKING PRICE: **\$199,000**

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