

## **SALIENT DATA**

**Name of Facility** # 1180 Immaculate Free-Standing Restaurant

**Size in sq. ft.** 2,320 sq. ft.

**No. of Seats:** 57 but could be up to 90

**What year was building built:** To be verified

**Lease Information:**

**Rate per sq. ft.** \$6,700 for rent, CAM and GST per month

**C.A.M.** Included in above monthly rent

**Lease Term:** Goes to July 2027      Option periods: Yes

**Deposit held by Lessor:** To be verified

**Financing:** Treat as clear title.

**Sales:**      **Gross sales:** \$350,000 per year (roughly \$30,000 per month)

**Number of parking stalls:** Lots of parking in shopping center lot

**Style of cuisine:** Indian

**Customer Demographics:** Locals, farmers and acreage owners, tourists in summer

**Type of service:**       Table       Drive through       Counter

**Hours of operation:** 11 am – 9 pm every day

**Number of employees:** 5 plus owner

**General comments:**      **This immaculate restaurant is a free-standing building located in a popular shopping center in High River (about 25 minutes south of Calgary). It has a great reputation for delicious food and excellent service. The concept can be changed to a new owner's choice. Very well-equipped and lots of parking!**

**ASKING PRICE:** \$229,000

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