

SALIENT DATA

Name of Facility # 1182 Restaurant & Shisha Lounge

Size in sq. ft. 3,400 sq. ft.

No. of Seats: 149

Lease Information:

Rate per sq. ft. \$21,000 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: I year left (August 2026)

Option periods: Two 5-year options

Deposit held by Lessor: 1 month

Financing: Treat as clear title.

Sales: Gross sales: \$2.6M for 2023 ; \$2.9M for 2022

Number of parking stalls: 4

Style of cuisine: Full menu with Asian, Korean & Mexican specialties plus a shisha bar

Customer Demographics: Locals from surrounding apt. & condos; lots of walk-by traffic
Students from universities and SAIT

Type of service: __X__ Table ____ Drive through ____ Counter

Hours of operation: Thursday, Friday & Saturday 1 pm – 2 am;
Sunday – Wednesday 1 pm – 1 am

Number of employees: 3 full -time and 27 part-time

General comments: This is a VERY successful and profitable restaurant and shisha lounge. It has been established for a number of years so has many loyal customers. Great location on restaurant row!

ASKING PRICE: PRICE REDUCED TO \$995,000

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