

## **SALIENT DATA**

<b>Name of Facility</b>	<b># 1191 Restaurant in Hospitality Area</b>
<b>Size in sq. ft.</b>	<b>2,447 sq. ft.</b>
<b>No. of Seats:</b>	<b>56 seats plus a pop-up summer patio with 36 seats</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>\$11,676.97 per month</b>
<b>C.A.M.</b>	<b>\$15.50 approx. per sq. ft. and included in above monthly amount</b>
<b>Lease Term:</b>	<b>Goes to July 31. 2028</b>
<b>Option periods:</b>	<b>One 5-year option</b>
<b>Deposit held by Lessor:</b>	<b>1 month (\$11,149.37)</b>
<b><u>Financing:</u></b>	
<b>Treat as clear title. No leased equipment.</b>	
<b><u>Sales:</u></b>	<b>Gross sales: \$1,129,450 to year end September 30, 2025</b>
<b>Number of parking stalls:</b>	<b>2 tandem stalls at \$230 &amp; GST per month (Paid to adjacent building tenant)</b>
<b>Style of cuisine:</b>	<b>Broad range of very creative dishes; Small plates; charcuterie</b>
<b>Customer Demographics:</b>	<b>Locals; age range 23 – 65; international clientele as well.</b>
<b>Type of service:</b>	<b><input checked="" type="checkbox"/> X <input type="checkbox"/> Table    <input type="checkbox"/> Drive through    <input type="checkbox"/> Counter</b>
<b>Hours of operation:</b>	<b>Closed every Monday. Weekdays &amp; Sundays 4 pm – 11 pm Friday &amp; Saturday 4 pm - midnight</b>
<b>Number of employees:</b>	<b>9 total with 2 full time (Head Chef/Manager and 7 part-time)</b>
<b>General comments:</b>	<b>Rarely does an iconic establishment like this come to the Calgary market! Prime location in popular hospitality area. Multiple award-winning business with loyal clientele, both locally and internationally. Full range of alcoholic beverages and featuring tapas-style plates, charcuterie and desserts. Fully renovated in 2022.</b>
<b>ASKING PRICE:</b>	<b>PRICE REDUCED TO \$349,500</b>

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