

SALIENT DATA

Name of Facility	# 1191 Restaurant in Hospitality Area
Size in sq. ft.	2,447 sq. ft.
No. of Seats:	56 seats plus a pop-up summer patio with 36 seats

Lease Information:

Rate per sq. ft.	\$11,676.97 per month
C.A.M.	\$15.50 approx. per sq. ft. and included in above monthly amount
Lease Term:	Goes to July 31, 2028
Option periods:	One 5-year option
Deposit held by Lessor:	1 month (\$11,149.37)

Financing:

Sales:	Gross sales:	\$1,129,450 to year end September 30, 2025
Number of parking stalls:	2 tandem stalls at \$230 & GST per month (Paid to adjacent building tenant)	
Style of cuisine:	Broad range of very creative dishes; Small plates; charcuterie	
Customer Demographics:	Locals; age range 23 – 65; international clientele as well.	
Type of service:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> Counter	
Hours of operation:	Closed every Monday. Weekdays & Sundays 4 pm – 11 pm Friday & Saturday 4 pm - midnight	
Number of employees:	9 total with 2 full time (Head Chef/Manager and 7 part-time)	

General comments: 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.

ASKING PRICE: **PRICE REDUCED TO \$349,500**

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