

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
<u>Lease Information:</u>	
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)
<u>Financing:</u>	
Treat as clear title. No leased equipment.	
<u>Sales:</u>	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:	☒ X ☐ Table ☐ Drive through ☐ 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:	\$399,000

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