

SALIENT DATA

Name of Facility # 1193 Popular Restaurant in Heart of Restaurant Row

Size in sq. ft. 1,792 sq. ft. plus 2,200 in basement

No. of Seats: 60 inside; 19 front patio; 16 street patio; 8 side patio

Lease Information:

Rate per sq. ft.or per month: Approximately \$11,800 per month

C.A.M. Included in above

Lease Term: New base rate Feb 2025 – Jan 2030

Option periods: 1 additional 5 year term

Deposit held by Lessor: \$4,451

Financing: Treat as clear title.

Sales: **Gross sales:** March 28, 2025 (opening) – Nov. 2, 2025
Sales \$458,000 for 7 months or \$785,000 annualized

Number of parking stalls: Numerous paid parking lots in behind the restaurant

Style of cuisine: European cuisine and cocktails

Customer Demographics: Ages 25-55

Type of service: ☒ X Table ☐ Drive through ☐ Counter

Hours of operation: 4 pm – 11 pm on Wednesday & Thursday
4 pm – 2 am on Friday and Saturday; Sunday noon – 11 pm
Closed on Monday & Tuesday

Number of employees: 2 Full time 10 Part-time

General comments: Located in Calgary's premier entertainment district on 17th Avenue SW, this restaurant is a totally renovated space which shows beautifully! It features an open-concept kitchen. They offer expertly crafted cocktails and a modern menu inspired by flavours across the Commonwealth and Europe. Outdoor patio on the sunny side of popular 17th Avenue SW.

ASKING PRICE: \$159,000

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