

SALIENT DATA

Name of Facility # 1194 Fully Renovated Restaurant

Size in sq. ft. 3,344

No. of Seats: 96 plus 40 on patio

What year was building built: 1981

Lease Information:

Rate per month: \$13,073 per month including CAM, GST & UTILITIES

C.A.M. Included in above monthly amount

Lease Term: 8 years left Option periods: Two 5-year options

Deposit held by Lessor: \$25,854

Property Taxes & Year: To be confirmed

Financing: Treat as clear title.

Sales: Gross sales: \$45,000 - \$50,000 per month

Number of parking stalls: 14 in back plus on-street

Style of cuisine: Nepalese menu – could be changed to any concept

Customer Demographics: Mixed ages; out of town

Type of service: __X__ Table ____ Drive through ____ Counter

Hours of operation: Friday, Sat. & Sun. noon – midnight
Wednesday noon – 10 pm; Tuesday 4 pm – 10 pm

Number of employees: 7 with 3 full-time and 4 part-time

General comments: This restaurant has been fully renovated and shows extremely well. It's located on one of Calgary's "restaurant rows" on 17th Avenue SW. Great parking which is a bonus for 17th Avenue! Popular south-facing patio to enjoy in the warmer weather. The current concept could be changed to anything a new owner wishes.

ASKING PRICE: PRICE REDUCED TO \$214,900

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