

SALIENT DATA

Name of Facility	1197 – Gorgeous Restaurant in Medicine Hat
Size in sq. ft.	6,100 sq. ft.
No. of Seats:	200 plus 25 on patio
What year was building built:	2008

Lease Information:

Rate per sq. ft.	\$13,000 per month for rent, CAM and GST	
C.A.M.	Included in above monthly amount	
Lease Term:	Goes to 2028	Option periods: To be verified
Deposit held by Lessor:	1 month	

Financing:

<u>Sales:</u>	<u>Gross sales:</u>	\$20,000 per week	
<u>Number of parking stalls:</u>	Lots of parking in shopping center lot		
<u>Style of cuisine:</u>	Ribs and full franchise menu		
<u>Customer Demographics:</u>	Locals; tourists in the many hotels in area; shoppers		
<u>Type of service:</u>	<input checked="" type="checkbox"/> Table	<input type="checkbox"/> Drive through	<input type="checkbox"/> Counter
<u>Hours of operation:</u>	3 pm – 10 pm; 6 days a week; closed on Mondays		
<u>Number of employees:</u>	20 with 4.5 full time and the balance part-time; 1 foreign worker		

General comments: This is a beautiful free-standing restaurant in a busy shopping center in southeast part of Medicine Hat. The owner spent \$1.4M on the interior of the restaurant and it shows! Totally upgraded as per franchise requirements. Bring your own concept as the owner feels he can end his franchise commitment. Ideal for any concept as everything you need is there and included. Large knock-out kitchen with top of the line equipment. Did I mention, it shows REALLY well!

ASKING PRICE: **\$249,000**

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