

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: Treat as clear title.

Sales: Gross sales: \$20,000 per week

Number of parking stalls: Lots of parking in shopping center lot

Style of cuisine: Ribs and full franchise menu

Customer Demographics: Locals; tourists in the many hotels in area; shoppers

Type of service: ___X___ Table ___ Drive through ___ Counter

Hours of operation: 3 pm – 10 pm; 6 days a week; closed on Mondays

Number of employees: 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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