

SALIENT DATA

Name of Facility # 2000 Café & Bakery

Size in sq. ft. 270 sq. ft. plus enclosed patio seating

No. of Seats: 25+/- to be verified

What year was business started: 2021

Lease Information:

Rate per month. \$ 3750 per month

C.A.M. Included in above amount

Lease Term: 5 year term – goes to September 30, 2026

Option periods: Two 2-year options

Deposit held by Lessor: \$9,187.50

Financing: Treat as clear title.

Sales: Gross sales: \$558,000 for 2024; \$682,842 for 2025

Number of parking stalls: 1 dedicated above ground for owner

Style of cuisine: Coffee; bakery; lunches; soups; quiche

Customer Demographics: Shoppers, residents and visitors to Marda Loop

Type of service: _____ Table _____ Drive through ☒ Counter

Hours of operation: 8:30 am – 5 pm; 7 days a week

Number of employees: Owner plus part-time help as needed

General comments: This restaurant is a chef & baker's delight! It has a very strong and loyal customer base. It's a profitable operation and ready for the energy of a new owner. This business, in conjunction with a commercial kitchen, caters to the market demand.

ASKING PRICE: \$159,900

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell Capital Realty (403-253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell Capital Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.