SALIENT DATA

Name of Facility	**Smugglers Inn – FOR LEASE**
Address:	**6920 Macleod Trail SE, Calgary**
Size in sq. ft.	**9,085 sq.ft. on main floor; 5,319 sq. ft. in lower level**
No. of Seats:	**180 seats**
What year was building built:	**1973**

Lease Information:

Rate per sq. ft.	**$35 per sq. ft. on main; $12 per sq. ft. on lower level**
C.A.M.	**$27 per sq. ft. on main floor only (No CAM on lower level)**
Lease Term:	**10 year lease (or 5 and 5) Option periods: Yes**
Deposit held by Lessor:	**1 month**
Property Taxes & Year:	**Included in CAM cost**
Financing:	**Treat as clear title.**

Other details:

Number of parking stalls:	**Lots of parking in lot plus on-street**
Style of cuisine:	**A new Tenant's choice**
Hours of operation:	**To be determined**
Number of employees:	**As required**
General comments:	**This has been an iconic restaurant in Calgary for decades. Known for its steak and prime rib. It comes fully equipped with tables, chairs, full kitchen with complete refrigeration and cooking line. A new Tenant can bring their own concept and it's ready to go! Excellent traffic exposure from Macleod Trail. Lots of parking around the building.**

ASKING PRICE: **As per lease rates listed above.**

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