

SALIENT DATA

Name of Facility # 2013 Profitable Rural Neighborhood Pub

Size in sq. ft. 3,706 sq. ft.

No. of Seats: 100 plus 50

What year was building built: 1975

Lease Information:

Rate per sq. ft. \$14.50 per sq. ft. or \$6,700 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 4 years left Option periods: One 5-year option

Deposit held by Lessor: \$10,700

Property Taxes & Year: Included in CAM costs

Financing: Treat as clear title.

Sales: Gross sales: \$1,000,000 per year

Number of parking stalls: Lots of parking

Style of cuisine: Pub meals and snacks

Customer Demographics: Locals

Type of service: ☒ Table ☐ Drive through ☐ Counter

Hours of operation: Monday, Tuesday, Wednesday 11 am – 9 pm
Thursday 11 am – 10 pm
Friday & Saturday 11 am - midnight

Number of employees: 7 for front of house; 5 in kitchen; the number depends on the day

General comments: Rural neighborhood with a great following! Fully equipped facility with full kitchen, double set of male & female washrooms and just a short distance from Calgary. Well located with lots of parking. It's the "local" for many residents! You could be the next successful publican in this thriving pub!

ASKING PRICE: \$399,000

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