

SALIENT DATA

Name of Facility	Knee Deep Pug
Address:	134 Macleod Trail SW, High River
Size in sq. ft.	3,706 sq. ft.
No. of Seats:	100 plus 50
What year was building built:	1975
<u>Lease Information:</u>	
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
<u>Financing:</u>	
Treat as clear title.	
<u>Sales:</u> 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:	<u> X </u> Table <u> </u> Drive through <u> </u> Counter
Hours of operation:	Monday, Tuesday, Wednesday 11 am – 9 pm Thursday 11 am – 10 pm Friday & Saturday 11 am – midnight; Sunday noon – 8 pm
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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