

SALIENT DATA

Name of Facility # 2015 Large Restaurant in Restaurant Row!

Size in sq. ft. 6,000 sq. ft. on 2 levels (3,000 sq. ft. on each floor)

No. of Seats: 130 dining and 45 patio (main floor)
45 dining and 45 patio (second floor)

What year was building built: 2008

Lease Information:

Rate per sq. ft. \$40 base per sq ft. including taxes is \$22,000 per month

C.A.M. \$2,000 per month

Lease Term: Goes to 2032 Option periods: One 5-year option

Deposit held by Lessor: 1 month

Property Taxes & Year: Included in base rent

Financing: Treat as clear title.

Sales: Gross sales: \$1.8 M; best year sales \$2.2M

Number of parking stalls: Underground 16 plus 12 on grade

Style of cuisine: Surf & turf – fish and steaks

Customer Demographics: Locals; parties; visitors to Marda Loop; seminars and meetings
held on the second floor

Type of service: ☒ Table ☐ Drive through ☐ Counter

Hours of operation: 11:30 am – 9:30 pm; seven days a week

Number of employees: 24 with 10 full-time and 14 part-time

General comments: This restaurant is a free-standing building with underground parking. There's an elevator which goes from the parkade to both the main and second floor. The concept can be changed to anything a new owner wishes. An ideal, flexible facility in the heart of one of the hottest hospitality areas in Calgary!

ASKING PRICE: **\$549,000**

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