

## SALIENT DATA

**Name of Facility** # 863 Popular Neighborhood Pub

**Size in sq. ft.** 5,126 sq ft.

**No. of Seats:** 170 seats plus 24 on patio

**Lease Information:**

**Rate per sq. ft.** \$18 per sq. ft. or \$7,689 per month

**C.A.M.** Approx. \$12

**Lease Term:** 5 year term – goes to January 31, 2019

**Option periods:** Two 5-year options

**Deposit held by Lessor:** To be verified

**Financing:** Treat as clear title

**Sales:** Gross sales: \$900,000 per year

**Number of parking stalls:** Lots of parking in large lot

**Style of cuisine:** Full menu; pub fare

**Customer Demographics:** Locals from surrounding residential neighborhoods; business people in shopping center

**Type of service:**  Table  Drive through  Counter

**Hours of operation:** 11 am – close  
7 days a week

**Number of employees:** 14 with a mix of full and part time

**General comments:** This is a fantastic neighborhood pub with high-end fixturing throughout. Great demographics in surrounding neighborhoods. Has a full kitchen; Cheers type bar; great stage and sound system; male and female washrooms; patio and 3 VLTs.

**ASKING PRICE:** PRICE REDUCED TO \$249,000

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