

## SALIENT DATA

**Name of Facility** # 887 – NW Neighborhood Pub

**Size in sq. ft.** 5,840 sq. ft.

**No. of Seats:** Licensed 256; actual 189

**Lease Information:**

**Rate per sq. ft.** \$15.50 per sq. ft. until 2018 then  
\$17.50 per sq. ft. until 2020

**C.A.M.** \$11

**Lease Term:** Goes until 2020                      Option periods: One 3-year option

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

**Financing:** Treat as clear title

**Sales:**              **Gross sales:** \$1.7M March 1, 2016 – Feb. 28, 2017  
Has been as high as \$1.85 - \$1.9 before economy dropped

**Number of parking stalls:** First come, first served; parking at the front and the rear

**Style of cuisine:** Gastro Pub; bar and grill

**Customer Demographics:** Locals; average 35 – 40 years old; both blue and white collar

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

**Hours of operation:** 11 am – 2 am; 7 days a week

**Number of employees:** 21 with 9 full-time and 12+/- part-time

**General comments:** This is an iconic, state-of-the-art pub with great ambiance! Very well-established so lots of regulars. Comes complete with a stage with lights and sound system. Features 7 VLTs. Lots of income sources from games and pool. The pub serves a very large area of captive demographics – no competition for miles around! It's a very profitable operation and won't last!

**ASKING PRICE:** \$799,000

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