

## SALIENT DATA

**Name of Facility** 897 Pub with Hotel Rooms

**Size in sq. ft.** 17,428 sq. ft.      **Number of seats:** 751

**Number of rooms:** 10

**Land area:** 19,500 sq. ft. of land

**Property Taxes:** \$17,673.99 for 2016

**Lease Information:** No lease amount required as land and building are for sale.

**Financing:** Treat as clear title.

**Sales:**      **Gross sales:** \$2,007,767.62

**Style of cuisine:** Full menu – pub food

**Customer demographics:** Locals, travelers, acreage owners in the area. Special events are very well attended by their regulars.

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

**Hours of operation:** 10:30 am - close

**Number of employees:** Approximately 30+/- depending on the season

**General comments:**      This is a delightful, extremely well maintained and very profitable pub and hotel. The facility recently had a \$1,000,000 renovation to the entire complex with new HVAC, new boiler, new electrical, plumbing and roof. Completed building was “outsulated” with new siding and windows. All new flooring, tables and bases, & chairs. New dance floor and stage, fireplace and conversation area. They have 6 satellite dishes, many TVs and an ATM. They have 8 VLTs. Hotel has 10 renovated rooms which show extremely well. Fully equipped open kitchen in bar with all equipment owned by the Vendor. Large venue and special events are usually sold out. Must be seen to be appreciated.

**ASKING PRICE:**      **LAND, BUILDING AND BUSINESS \$4,200,000**

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