

## **SALIENT DATA**

**Name of Facility** 905 – Neighborhood Pub

**Size in sq. ft.** 3,024 sq. ft.

**No. of Seats:** 59 plus 16 on patio

**Lease Information:**

**Rate per sq. ft.** \$24 per sq. ft. or \$9,030 per month for rent, CAM and GST

**C.A.M.** \$11.50 per sq. ft. approx. Included in above monthly amount.

**Lease Term:** Goes to Sept. 2017                      **Option periods:** One 5-year

**Deposit held by Lessor:** \$25,000

**Financing:** Treat as clear title

**Sales:**                      **Gross sales:** \$55,000 per month for food & beverage  
\$4,000 - \$5,000 per month from VLTs  
\$2,000 per month from pizza delivery

**Number of parking stalls:** Lots of parking in shopping center

**Style of cuisine:** Pub food, snacks, pizza

**Customer Demographics:** Locals; business owners in shopping plaza & surrounding area

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

**Hours of operation:** 11 am – 1 am Monday – Saturday; Sundays 1 pm – 10 pm

**Number of employees:** 8 with half full-time and half part-time

**General comments:** This is a busy neighborhood pub with both industrial and residential surroundings. Comes with 2 pizza ovens and 4 VLTs. There's lot of parking. Shopping center is being totally renovated and the pub is ready for the marketing ideas and energy of a new owner.

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

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