

SALIENT DATA

Name of Facility # 811 – Neighborhood Pub

Size in sq. ft. 2,828 sq. ft. plus 2,828 down plus patio

No. of Seats: 104 plus 33 on patio

Lease Information:

Rate per sq. ft. \$38 per sq. ft. or \$13,300 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 3 years left

Option periods: No

Deposit held by Lessor: 3 months

Financing: Treat as clear title

Sales: Gross sales: \$750,000 per year

Number of parking stalls: 3 stalls

Style of cuisine: Pub meals and snacks

Customer Demographics: Locals; business people; good lunch crowd

Type of service: Table Drive through Counter

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

Number of employees: 10 total with 4 full-time and 6 part-time

General comments: **This pub has the greatest visibility in the City! Additional downstairs area for prep, offices and staff area. Recently renovated and shows REALLY well! South facing patio. Ready for the energy of a new owner! Located in a great walking community.**

ASKING PRICE: **PRICE REDUCED TO \$19,900**

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