

SALIENT DATA

Name of Facility 896 - Popular SW Neighborhood Pub

Size in sq. ft. 3,899 sq. ft.

No. of Seats: 150 plus patio with approx. 20 seats

Lease Information:

Rate per sq. ft. \$25 per sq. ft. or \$13,000 per month for rent, CAM & GST

C.A.M. Included in above monthly amount

Lease Term: 4 years Option periods: One 5-year option

Deposit held by Lessor: 1 month

Financing: Treat as clear title

Sales: Gross sales: \$65,000 - \$70,000 per month (\$800,000 - \$900,000 per year)

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

Style of cuisine: Pub food

Customer Demographics: Lots of locals and regulars

Type of service: ☒ Table ☐ Drive through ☐ Counter

Hours of operation: Sunday 10 am – 10 pm; Monday 11 am – 10 pm;
Tuesday & Wednesday 11 am – 11 pm; Thursday 11 am – midnight; Friday 11 am – 1 am; Saturday 10 am – 1 am

Number of employees: 12 part-time

General comments: This is a popular SW Neighborhood Pub frequented by many regulars. It shows extremely well after a complete renovation of the premises. It's very well-equipped with a full kitchen. There's lots of parking. Well priced for a great business!

ASKING PRICE: PRICE REDUCED TO \$224,900

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