

## SALIENT DATA

**Name of Facility** 903 Beltline Restaurant/Pub

**Size in sq. ft.** 5,500 sq. ft. plus free mezzanine space of 800 sq. ft.

**No. of Seats:** 190 plus 40 on patio

**Lease Information:**

**Rate per sq. ft.** Year 1 -\$13 per sq. ft.  
Year 2 - \$16 per sq. ft.  
Year 3- \$23 per sq. ft.      Years 4 & 5 \$29 per sq. ft.

**C.A.M.** Approximately \$13 per sq. ft. for water, gas, electricity, garbage and security.

**Lease Term:** New 5-year term      Option periods: One 5-year option

**Deposit held by Lessor:** \$30,000

**Financing:** Treat as clear title

**Sales:**      **Gross sales:** \$1.5M

**Number of parking stalls:** 10 below; paid out-front parking lot

**Style of cuisine:** World food

**Customer Demographics:** Varied ages; business people; locals from surrounding condos.

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

**Hours of operation:** 11 am – 1 am; 6 days a week; closed on Sundays

**Number of employees:** 15 with 40% full-time and 60% part-time

**General comments:**

**This is a beautiful restaurant and event center. It's been totally renovated and is all ready for the energy and ideas of a new owner. Full, well-equipped kitchen. Landlord approval in place for patio on the south side if desired. There are 1,800 – 2,000 adjoining square feet with excellent high-traffic visibility. Would make a great area for brewery equipment! Training would be provided and the recipes would be given to a new owner, making it very easy to learn the business! Priced well below the cost to build. Don't miss this great opportunity.**

**ASKING PRICE:** \$195,000

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