

SALIENT DATA

Name of Facility	894 – Restaurant & Music Venue
Size in sq. ft.	4,500 sq. ft. up; 3,500 sq. ft. down (to be verified)
No. of Seats:	165 seats up; 140 down
<u>Lease Information:</u>	
Rate per sq. ft.	\$13,779 per month for rent, CAM and GST
C.A.M.	Included in above monthly amount
Lease Term:	11 years originally; 10 years left
Option periods:	Two 5-year options
Deposit held by Lessor:	To be verified
<u>Financing:</u>	
<u>Sales:</u>	Gross sales: \$65,000 - \$70,000 per month
Number of parking stalls:	24 next door; 32 behind; 80 after 6 pm
Style of cuisine:	Full menu; features burgers & ribs; gluten free options
Customer Demographics:	Families; regulars from surrounding neighborhoods
Type of service:	<u> X </u> Table <u> </u> Drive through <u> </u> <u> </u> Counter
Hours of operation:	11 am – midnight on Sunday, Monday & Tuesday 11 am – 2 am on Wednesday, Thursday, Friday & Saturday
Number of employees:	12 total with 8 full-time and 4 part-time
General comments:	This is a two-level entertainment/restaurant facility which covers “all the bases”. The main level is a family friendly pub/restaurant. Downstairs is a music specialty venue which is very popular. Comes with a full kitchen and lots of parking. The complete facility has been totally renovated and shows very well! Bring your energy and ideas!
ASKING PRICE:	HUGE PRICE REDUCTION TO \$249,000

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