

## SALIENT DATA

**Name of Facility** 914 – Pub and Sports Bar

**Size in sq. ft.** Very large facility – square footage to be confirmed

**No. of Seats:** Licensed for 900; actual 600 plus covered patio for 200 seats

**Lease Information:**

**Rate per sq. ft.** \$25.48 per sq. ft. or \$33,673.84 per month

**C.A.M.** \$10.59 per sq. ft. or \$13,969.14 per month

**Lease Term:** Goes to March 31, 2019

**Option periods:** One 5-year at \$26.50 per sq. ft. plus CPI adjust. (will have demo clause)

**Deposit held by Lessor:** Nil

**Financing:** Treat as clear title

**Sales:** Gross sales: \$3M to \$3.5M per year

**Number of parking stalls:** Lots of parking; shared parking field

**Style of cuisine:** Pub style – full menu

**Customer Demographics:** Ages 18 – 80 (concentration in 25 – 40 year age group)

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

**Hours of operation:** 11 am – close (usually 1 am) Sunday through Thursday  
11 am – 2 am on Friday and Saturday

**Number of employees:** 80 – mixed full and part-time

**General comments:** This facility is in excellent condition.  
The owner just invested \$1M+ into two patios with 4 fireplaces and TVs.  
Mega sports TV package  
Please note that the name is not included.

**ASKING PRICE:** \$1,150,000

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