

SALIENT DATA

Name of Facility # 920 Restaurant & Lounge with VLTs

Size in sq. ft. 5,303 sq. ft.

No. of Seats: 190 on both sides (85 in dining room)

Lease Information:

Rate per sq. ft. \$29 for 2 years then \$31 for 3 years;
\$21,800 per month for rent/CAM and GST

C.A.M. \$17.00

Lease Term: 10-years starting February 2016

Option periods: One 5-year option

Deposit held by Lessor: To be verified

Financing: Treat as clear title

Sales: Gross sales: \$800,000 plus income from VLTs

Number of parking stalls: Lots of parking

Style of cuisine: Full Greek & Western menu; pub food

Customer Demographics: Lots of locals who are regulars; older crowd

Type of service: Table Drive through Counter

Hours of operation: 10 am – midnight; Sunday close is 10 pm
Open 7 days a week

Number of employees: 16 with 60% full time and 40% half time

General comments: This is a VERY profitable restaurant/lounge which has been established for 20 years. Large VLT room with lots of VLTs. Lots of regulars. First time offered for sale.

ASKING PRICE: \$949,000

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