

SALIENT DATA

Name of Facility 930 – Unique Beltline Pub

Size in sq. ft. 2,000 sq. ft. (1,000 sq. ft. on main and 1,000 sq. ft. up)

No. of Seats: 106 plus 22 in front

Lease Information:

Rate per sq. ft. \$9,200 gross rent per month for rent, CAM and GST

C.A.M. Included in above amount

Lease Term: Month to month

Deposit held by Lessor: \$1,800

Financing: Treat as clear title

Sales: Gross sales: \$500,000 - \$550,000 per year

Number of parking stalls: Owner has 9 stalls which he rents out during day but are available free for patrons at night

Style of cuisine: Pizza, nachos, quesadilla

Customer Demographics: Business people; Happy Hour; university age groups in evening

Type of service: Table Drive through Counter

Hours of operation: 5 pm – 1 am through the week; 5 pm – 2 am on weekends

Number of employees: 9 (all part-time) plus owner

General comments: This pub is in a free-standing building in the heart of the Beltline. Great ambiance! Comes with parking for evening business. Lots of regular clientele. Walking distance to major office buildings downtown. Landlord open to discuss a long-term lease. Great opportunity for an owner/operator. Don't miss this profitable business!

ASKING PRICE: \$295,000

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