

SALIENT DATA

Name of Facility # 932 SW Neighborhood Pub

Size in sq. ft. 3,262 sq. ft.

No. of Seats: 130 capacity, including patio

Lease Information:

Rate per sq. ft. \$32.50 per sq. ft. until August 31, 2019 then stepped to \$34.50 for the balance of the lease. Presently paying \$13,700 per month for rent, CAM and GST.

C.A.M. Included in above monthly amount (approx. \$13 per sq. ft.)

Lease Term: 8 years left (goes to August 31, 2024)

Option periods: One 5-year option

Deposit held by Lessor: \$9,378

Financing: Treat as clear title

Sales: Gross sales: \$48,000 per month

Number of parking stalls: Lots of parking

Style of cuisine: Pizza, burgers, pub snacks

Customer Demographics: Locals; older crowd; sports fans for NFL and hockey

Type of service: Table Drive through Counter

Hours of operation: Weekends 11 am – 1 am; week days 11 am - close

Number of employees: 3 full-time in kitchen; 7 servers; plus, owner

General comments: Great opportunity to be a neighborhood publican in this upscale area in the SW. Surrounded by high-income demographics. Lots of regulars. Families allowed! The premises are immaculate in every way. It comes fully equipped including 16 security cameras and a double pizza oven. Lots of parking. Motivated Vendor so don't miss it!

ASKING PRICE: \$249,000

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