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:	**__X___ 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:	**PRICE REDUCED TO $250,000**

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell South Star Realty (253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell South Star Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.