

SALIENT DATA

Name of Facility 933 SE Neighborhood Pub

Size in sq. ft. 5,126 sq ft.

No. of Seats: 170 seats plus 24 on patio

Lease Information:

Rate per sq. ft. \$18 per sq. ft. net or \$7,689 per month

C.A.M. Approx. \$14.07

Lease Term: 5-year term – goes to January 31, 2019
First 5-year option is \$21 per sq. ft. net
Second 5-year option at fair market value

Option periods: Two 5-year options

Deposit held by Lessor: \$12,782 - to be verified

Financing: Treat as clear title

Sales: Gross sales: \$800,000 - \$900,000 per year

Number of parking stalls: Lots of parking in large lot

Style of cuisine: Full menu; pub fare

Customer Demographics: Locals from surrounding residential neighborhoods; business people in shopping center

Type of service: Table Drive through Counter

Hours of operation: 11 am – close
7 days a week

Number of employees: 12 - 14 with a mix of full and part time

General comments: This is a fantastic neighborhood pub with high-end fixturing throughout. Great demographics in surrounding neighborhoods. Has a full kitchen; Cheers type bar; great stage and sound system; male and female washrooms; patio and 3 VLTs.

ASKING PRICE: \$295,000

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