

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
 <u>Lease Information:</u>	
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
<u>Financing:</u>	
	Treat as clear title
<u>Sales:</u>	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:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> 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 \$195,000

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