

SALIENT DATA

Name of Facility	# 949 Beautiful Downtown Pub
Size in sq. ft.	3,691 sq. ft.
No. of Seats:	100 plus 20 on patio
<u>Lease Information:</u>	
Rate per sq. ft.	\$9,500 - \$9,600 per month for rent, CAM, GST, Utilities & Janitorial
C.A.M.	Included in above monthly amount
Lease Term:	November 30, 2018
Option periods:	One 5-year option
Deposit held by Lessor:	To be confirmed
<u>Financing:</u>	
	Treat as clear title
<u>Sales:</u> Gross sales:	\$185,000 per year
Number of parking stalls:	1 parking stall at \$365 per month
Style of cuisine:	Pub fare; snacks
Customer Demographics:	Business people in downtown; courthouse staff
Type of service:	<u> X </u> Table <u> </u> Drive through <u> </u> Counter
Hours of operation:	8 am – 6 pm; 5 days a week Closed on weekends
Number of employees:	6 – 8 with 6 full-time and 2 part-time
General comments:	This is a beautiful pub with a high level of finishing throughout. Great ambiance with a rich, comfortable feeling from the carved wood and other décor items. Features a long bar. Comes with a full kitchen. The pub has access to three large office towers. Lots of regulars, particularly from the courthouse and land titles buildings. Could increase sales with longer hours and being open on the weekends. Don't miss this well-established facility!
ASKING PRICE:	\$289,000

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