

SALIENT DATA

Name of Facility # 950 Signature Pub in Busy Neighborhood

Size in sq. ft. 4,980

No. of Seats: Licensed for 206; actual 150

Lease Information:

Rate per sq. ft. \$30 per sq. ft. base

C.A.M. \$5,000 per month

Lease Term: 5 years left **Options: Two 5-year options**

Deposit held by Lessor: - 0 -

Financing: Treat as clear title

Sales: **Gross sales:** \$1.1M

Number of parking stalls: Lots of parking in large lot

Style of cuisine: Pub food

Customer Demographics: Locals; business clients; lots of regulars

Type of service: **X** Table Drive through Counter

Hours of operation: **Monday to Thursday 11 am – midnight**
Friday 11 am – 1 am; Saturday 10 am – 1 am
Sunday 10 am – 11 pm

Number of employees: 14 with 80% full-time

General comments: **This is a very distinctive pub in old Irish style, featuring lots of carved wood, stained glass and “snugs” which create a great ambiance. Well-established and lots of regular clientele. Comes with 3 VLTs and LOTS of parking. Located in one of the hottest areas of the City.**

ASKING PRICE: \$429,000

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