

SALIENT DATA

963 – Neighborhood Pub with VLTs

Size in sq. ft. 3,024 sq. ft.

No. of Seats: 59 plus 16 on patio

Lease Information:

Rate per sq. ft. \$24 per sq. ft. until December 2018; \$9,231 per month all included
\$26 per sq. ft. until July 2023

C.A.M. \$11.50 per sq. ft. approx. Included in above monthly amount.

Lease Term: Goes to December 2018 then the next 5-year rate is pre-set
(see above)

Option periods: One 5-year option to July 2028

Deposit held by Lessor: \$25,000

Financing: Treat as clear title

Sales: Gross sales: \$55,000 per month for food & beverage
\$4,000 - \$5,000 per month from VLTs
\$2,000 per month from pizza delivery

Number of parking stalls: Lots of parking in shopping center

Style of cuisine: Pub food, snacks, pizza

Customer Demographics: Locals; business owners in shopping plaza & surrounding area

Type of service: Table Drive through Counter

Hours of operation: 11 am – midnight Monday – Saturday; Sundays 3 pm – 9 pm

Number of employees: 8 with half full-time and half part-time

General comments: This is a busy neighborhood pub with both industrial and residential surroundings. Comes with 2 pizza ovens and 4 VLTs. There's lot of parking. Shopping center is being totally renovated and the pub is ready for the marketing ideas and energy of a new owner.

ASKING PRICE: \$198,000

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