

## **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:**      **PRICE REDUCED TO \$299,000**

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell South Star Realty (253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell South Star Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.