

## SALIENT DATA

**Name of Facility** 968 – NW Neighborhood Pub

**Size in sq. ft.** 1,280 sq. ft.

**No. of Seats:** Inside 54; Patio 52

### Lease Information:

**Rate per sq. ft.** \$4,258 per month for rent, CAM and GST

**C.A.M.** Included in above monthly amount

**Lease Term:** Goes to April 2023      Option periods: One 5-year option

**Deposit held by Lessor:** 1 month

**Financing:** Treat as clear title.

**Sales:**      **Gross sales:** \$700,000 including VLTs (\$72,000)

**Number of parking stalls:** Lots of parking

**Style of cuisine:** Pub food

**Customer Demographics:** Neighborhood residents; hotel guests; shoppers

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

**Hours of operation:** Monday to Wednesday 11 am – midnight  
Thursday – Saturday 11 am – 3 am; Sunday 11 am – 10 pm

**Number of employees:** 10 with 3 full-time and 7 part-time

**General comments:**      **This is a well-established pub with very deep roots and lots of regular clientele. Comes with full kitchen and has 5 VLTs. Great exposure on major roadway. Large south-facing patio. Landlord very easy to work with. Very well-priced for a fully operating pub!**

**ASKING PRICE:** \$239,000

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