

## 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:**     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:**      **HUGE PRICE REDUCTION TO \$195,000**

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