

SALIENT DATA

Name of Facility	945 – North-end Pub
Size in sq. ft.	4,310 sq. ft.
No. of Seats:	156 (78 in pub & 78 in restaurant) plus 31 on patio
<u>Lease Information:</u>	
Rate per sq. ft.	\$17,400 per month includes rent, CAM and GST
C.A.M.	\$12 but included in above monthly amount
Lease Term:	6 years left Option periods: One 5-year option
Deposit held by Lessor:	\$31,000 (to be confirmed)
<u>Financing:</u>	Treat as clear title
<u>Sales:</u> Gross sales:	\$52,000 per month or approx. \$650,000 per year
Number of parking stalls:	Lots of parking
Style of cuisine:	Pub food; take-out
Customer Demographics:	Locals; lots of regulars; older crowd
Type of service:	<u> X </u> Table <u> </u> Drive through <u> </u> Counter
Hours of operation:	11:00 am – midnight Sunday – Thursday 11:00 am – 2 am on Friday and Saturday
Number of employees:	12 with half full-time and half part-time
General comments:	This is a very well-appointed neighborhood pub with lots of ambiance! It was built with old style Irish décor such as carved wood and a very dramatic hammered tin ceiling! Supported by lots of locals from the surrounding neighborhoods. Comes with 3 VLTs, a full kitchen, additional office and storage space. Bring your energy and marketing ideas to this well-established pub!
ASKING PRICE:	DRASTIC PRICE REDUCTION – NOW ONLY \$295,000

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