

SALIENT DATA

Name of Facility # 992 Land, Bldg. & Bar Business
Size in sq. ft. 2,000 sq. ft. in bar; total bldg.. 15,000 sq. ft over 3 floors
No. of Seats: 130

Lease Information:

Rate per sq. ft. No Lease – land and building are for sale

Financing: Treat as clear title.

Sales: **Gross sales:** **In 2017 sales were \$405,000 made up of \$120,000 from 10 VLTs; \$77,000 off-sales and \$191,000 for food and beverage sales and \$17,000 misc.**

Number of parking stalls: **Parking on the property and additional on-street**

Style of cuisine: **Western menu; burgers; pub food; prime rib**

Customer Demographics: **Locals and highway traffic**

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

General comments: **This is a rare opportunity to own the land and building and be your own Landlord! It's located right on major Highway 2. Pub has 10 VLTs which bring in lots of locals. Rooms are presently not habitable but could easily be renovated by a new owner for long-term rental income to the oil service industry in the area. If you're looking for a long-term project with excellent upside – while getting income from the present business, this is a great opportunity!**

ASKING PRICE: **\$500,000**

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