

SALIENT DATA

Name of Facility # 1004 – Vacant, Developed Pub Space for Lease

Size in sq. ft. 5,009+ sq. ft.

No. of Seats: 150 with 75 main and 75 on raised area

Lease Information:

Rate per sq. ft. \$20 per sq. ft.

C.A.M. Reasonable CAM rate to be determined

Lease Term: New 5-year lease

Option periods: One 5-year option

Deposit held by Lessor: To be negotiated

Financing: Treat as clear title

Sales: Gross sales: Has been as high as \$1,000,000+ per year

Number of parking stalls: 17 dedicated stalls plus on-street and other lot

Style of cuisine: Pub meals and snacks

Customer Demographics: Older crowd; lots of regulars; great residential backdrop

Type of service: Table Drive through Counter

Hours of operation: To be set by new owner

Number of employees: As required

General comments: This is a gorgeous, well-located pub premises on a busy street with lots of traffic by the door. Lots of local clientele. There are 2 separate areas which offer different configurations for private functions; paint nights; comedy night or other activities. Very high level of finishing and attention to detail throughout the facility as over \$1.5M was originally spent to build this pub. A stop on the new Green-Line LRT station will be right outside the door! It's a pleasure to walk through this beautiful space!

ASKING PRICE: \$299,000 for the assets in place; new lease to be negotiated

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