

## **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:** \_\_\_X\_\_\_ 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:** NOW \$199,000 for the assets in place; new lease to be negotiated

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell South Star Realty (253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell South Star Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.