

SALIENT DATA

Name of Facility #1001 Popular SW Neighborhood Pub

Size in sq. ft. 3,799 sq. ft.

No. of Seats: 153 seats

Lease Information:

Rate per sq. ft. \$14,500 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: Renewed in 2016 - goes to 2021

Option periods: One or two 5-year options (to be verified)

Deposit held by Lessor: 1 month

Financing: Treat as clear title

Sales: **Gross sales:** \$750,000

Number of parking stalls: Lots of parking

Style of cuisine: Full menu; pub fare

Customer Demographics: Very strong local regulars

Type of service: Table Drive through Counter

Hours of operation: 11 am – midnight on weekdays; 11 am – 1 am on Friday & Sat.

Number of employees: 15 with 5 full and 10 part time

General comments: **This is a neighborhood pub with very deep roots in the community. Lots of regulars and still potential for growth. Comes with 6 VLTs. Ready for the energy of a new owner! Step in as the local publican in this very popular neighborhood pub!**

ASKING PRICE: **REDUCED TO \$490,000**

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