

SALIENT DATA

Name of Facility	# 1024 – Profitable Pub with 10 VLTs	
Size in sq. ft.	6,600 sq. ft. on each of 2 levels	Number of seats: 270
<u>Lease Information:</u>		
Rate per sq. ft.	\$17,262 per month for rent, CAM and GST (Rent charged only on 6,600 sq. ft. upper level)	
C.A.M.	Included in above amount	
Lease Term:	In the 4th year of a 5-year term	
Option periods:	One 5-year option	
Deposit held by Lessor:	1 month (to be verified)	
<u>Financing:</u>	Treat as clear title.	
<u>Sales:</u>	Gross sales:	\$1,300,000 per year
Number of parking stalls:	Parking for up to 50 cars on grade parking; plus some underground	
Style of cuisine:	Pub grub; western; snacks	
Customer demographics:	Blue collar clientele; mixed ages; working people	
Type of service:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> Counter	
Hours of operation:	10 am – 2 am; 7 days a week	
Number of employees:	22 – mixed full and part-time	
General comments:	This is a very large, busy and profitable bar with 10 VLTs. Regular clientele and long-term staff make it a well-established business. Full kitchen and male & female washrooms. Lower level of 6,600 sq. ft. has ample room for storage and offices. No rent is charged on lower level. There is lots of parking to the east of the building plus some underground parking. • Landlord would consider selling the land & building!!	
ASKING PRICE:	\$579,000	

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.