

SALIENT DATA

Name of Facility NW Pub with 9 VLTs

Size in sq. ft. 3,499 sq. ft. **Number of seats:** 147

Lease Information:

Rate per sq. ft. \$27 per sq. ft. or \$11,400 per month for rent, CAM, sign & GST

C.A.M. Included in above monthly amount

Lease Term: 2021 **Option periods:** One 5-year option

Deposit held by Lessor: To be verified

Financing: Treat as clear title.

Sales: **Gross sales:** \$750,000 for food and beverage sales
\$90,000 for VLT income

Number of parking stalls: Lots of parking

Style of cuisine: Pub food and snacks

Customer demographics: Local residents from surrounding neighborhoods

Type of service: Table Drive through Counter

Hours of operation: Sunday to Thursday 11 am – midnight;
Friday and Saturday 11 am – 2 am

Number of employees: On average 12 staff with 3 in the back

General comments: This is a popular, profitable neighborhood pub with 9 VLTs and featuring darts, 2 pool tables and 1 Foosball table. It's well established in the community with lots of regular clientele. VLTs are very profitable for the owner. The pub has recently been partially renovated. Good opportunity to step right in and take over this thriving facility!

ASKING PRICE: **\$395,000**

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