

SALIENT DATA

Name of Facility	# 1041 NW Pub		
Size in sq. ft.	5,840 sq. ft.		
No. of Seats:	Licensed 256; actual 189		
<u>Lease Information:</u>			
Rate per sq. ft.	\$20.00 per sq. ft. Monthly total \$16,700 including rent, CAM and GST		
C.A.M.	\$12.60		
Lease Term:	2 years left	Option periods: One 5-year option	
Deposit held by Lessor:	- 0 -		
<u>Financing:</u>	Treat as clear title		
<u>Sales:</u>	Gross sales:	\$1,525,000	
Number of parking stalls:	Lots - first come, first served; parking at the front and the rear		
Style of cuisine:	Gastro Pub; bar and grill		
Customer Demographics:	Locals; lots of regulars		
Type of service:	<u> X </u> Table <u> </u> Drive through <u> </u> Counter		
Hours of operation:	11 am – 2 am; 7 days a week		
Number of employees:	18 with 50% full-time and 50% part-time		
General comments:	This is an iconic, state-of-the-art pub with great ambiance! Very well-established so lots of regulars. Comes complete with a stage with lights and sound system. Features 7 VLTs. Lots of income sources from games and pool. The pub serves a very large area of captive demographics with no competition. It’s a very profitable operation and won’t last!		
ASKING PRICE:	\$495,000		

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