

SALIENT DATA

Name of Facility # 1043 Very Profitable Pub

Size in sq. ft. 2525 sq. ft. plus 656 sq. ft. basement

Number of Seats: To be confirmed

Lease Information:

Rate per sq. ft. Aug. 1, 2019 – July 31, 2022 basic rent is \$5,594.96 plus GST
Aug. 1, 2022 – July 31, 2024 basic rent is \$5,859.91 plus GST
Aug. 1, 2024 – July 31, 2027 basic rent is \$6,124.98 plus GST

C.A.M. \$3,200 per month

Lease Term: To July 31, 2027 Option periods: Two 5-year options

Deposit held by Lessor: \$8,000

Financing: Treat as clear title.

Sales: Gross sales: \$1,111,500 to year end April 30, 2019

Number of parking stalls: 16

Style of cuisine: Wide menu; high-end pub food

Customer Demographics: Locals and many regulars. Walk-by traffic.

Type of service: ☒ X Table ☐ Drive through ☐ Counter

Hours of operation: Sunday 9 am – 1 am; Monday to Wednesday 11:30 am – 1 am
Thursday & Friday 11:30 am – 2 am; Saturday 9 am – 2 am

Number of employees: To be confirmed

General comments: This is a well-established and very profitable pub on a main thoroughfare. New patio constructed in summer 2019 with heaters to extend the outdoor season. Comes with 4 VLTs. Lots of regulars. Renovation possibilities for expansion for both the basement and mezzanine. Has an old Irish pub feeling and is in a great location. Bring your energy and ideas to this exciting opportunity.

ASKING PRICE: \$1,195,000

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