

SALIENT DATA

Name of Facility # 1043 Very Profitable Pub

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

Number of Seats: 150 seats

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: 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. Patio 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

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.