

## SALIENT DATA

**Name of Facility** 1046 - SW Pub with 6 VLTs

**Size in sq. ft.** 3,799 sq. ft.

**No. of Seats:** 153 seats

**Lease Information:**

**Rate per sq. ft.** \$14,500 per month for rent, CAM and GST

**C.A.M.** Included in above monthly amount

**Lease Term:** Renewed in 2016 - goes to 2021

**Option periods:** One or two 5-year options (to be verified)

**Deposit held by Lessor:** 1 month

**Financing:** Treat as clear title

**Sales:** Gross sales: \$750,000

**Number of parking stalls:** Lots of parking

**Style of cuisine:** Full menu; pub fare

**Customer Demographics:** Very strong local regulars

**Type of service:**  Table  Drive through  Counter

**Hours of operation:** 11 am – midnight on weekdays; 11 am – 1 am on Friday & Sat.

**Number of employees:** 15 with 5 full and 10 part time

**General comments:** **This is a neighborhood pub with very deep roots in the community. Lots of regulars and still potential for growth. Comes with 6 VLTs. Ready for the energy of a new owner! Step in as the local publican in this very popular neighborhood pub!**

**ASKING PRICE:** \$479,000

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