

## SALIENT DATA

Name of Facility 1052 Neighborhood Pub with 10 VLTs  
Size in sq. ft. 6,600 sq. ft. on each of 2 levels      Number of seats: 270

### Lease Information:

Rate per sq. ft. \$17,262 per month for rent, CAM and GST  
(Rent charged only on 6,600 sq. ft. upper level)

C.A.M. Included in above amount

Lease Term: Goes to December 2020

Option periods: One 5-year option

Deposit held by Lessor: 1 month (to be verified)

Financing: Treat as clear title.

Sales:      Gross sales: \$1,300,000 per year

Number of parking stalls: Parking for up to 50 cars on grade parking; plus some underground

Style of cuisine: Pub grub; western; snacks

Customer demographics: Blue collar clientele; mixed ages; working people

Type of service:       Table       Drive through       Counter

Hours of operation: 10 am – 2 am; 7 days a week

Number of employees: 22 – mixed full and part-time

**General comments: SUPERB OPPORTUNITY to own a large, busy and profitable pub in a SUPERIOR location with excellent exposure. The 10 VLTs are a very nice profit center and patrons really enjoy having them. It is a well-established business, with lots of regular clientele, and long term staff and the stage area makes for great concerts! This business seriously benefits from its own parking lot with plenty of parking, and the city has approved plans for a patio, which will BOOST business even further in the Summer!**

**Don't hesitate to reach out and make a move - opportunities like that won't last long!!**

**NOTE: A signed confidentiality agreement is required for address disclosure.**

**ASKING PRICE:                      \$475,000**

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.