

SALIENT DATA

Name of Facility 1053 Neighborhood Pub

Size in sq. ft. 5,009+ sq. ft.

No. of Seats: 150 with 75 main and 75 on raised area

Lease Information:

Rate per sq. ft. \$20 per sq. ft. or \$8,348.33 per month

C.A.M. \$6.50 per sq. ft.

Lease Term: 5-year lease goes to June 26, 2024

Option periods: Two 5-year options

Deposit held by Lessor: To be negotiated

Financing: Treat as clear title

Sales: Gross sales: \$500,000 - \$600,000 per year

Number of parking stalls: 17 dedicated stalls plus on-street and other lot

Style of cuisine: Pub meals and snacks

Customer Demographics: Older crowd; lots of regulars; great residential backdrop

Type of service: ___X___ Table ___ Drive through ___ Counter

Hours of operation: 11 am – 2 am; 7 days a week

Number of employees: As required

General comments: This is a gorgeous, well-located pub premises on a busy street with lots of traffic by the door. Lots of local clientele. There are 2 separate areas which offer different configurations for private functions; paint nights; comedy night, Boomer dancing (older crowd) or other activities which have proven to be profitable. Very high level of finishing and attention to detail throughout the facility as over \$1.5M was originally spent to build this pub. A stop on the new Green-Line LRT station will be right outside the door! It's a pleasure to walk through this beautiful space!

ASKING PRICE: NOW REDUCED TO \$195,000

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