

SALIENT DATA

Name of Facility	1067 – Restaurant/Pub in High Traffic Area
Size in sq. ft.	5,009+ sq. ft.
No. of Seats:	150 with 75 main and 75 on raised area
<u>Lease Information:</u>	
Rate per sq. ft.	To be verified
C.A.M.	To be verified
Lease Term:	5-year lease goes to June 26, 2024
Option periods:	Two 5-year options
Deposit held by Lessor:	To be negotiated
<u>Financing:</u>	
<u>Sales:</u> Gross sales:	To be confirmed
Number of parking stalls:	17 dedicated stalls plus on-street and other lot
Style of cuisine:	Pub meals and snacks
Customer Demographics:	Locals; lots of regulars; great residential backdrop
Type of service:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> 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. Comes with 3 VLTs. 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 eventually be right outside the door! It's a pleasure to walk through this beautiful space!
ASKING PRICE:	\$179,000

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