

SALIENT DATA

Name of Facility # 1075 Pub with 11 VLTs
Size in sq. ft. 4,644 sq. ft.
No. of Seats: 115 seats but many more allowed by fire dept.
What year was building built: 1990

Lease Information:

Rate per sq. ft. \$16,000 all in for rent, CAM and GST
C.A.M. Included in above monthly amount
Lease Term: Feb. 2020 – 2022 (\$27 per sq. ft.)
Feb. 2022 – 2025 (\$28 per sq. ft.)
Option periods: One 5-year option
Deposit held by Lessor: \$9,000 (to be verified)

Financing: Treat as clear title.

Sales: Gross sales: 2018 - \$570,000; 2019 - \$580,000

Number of parking stalls: Lots of parking in shopping center lot

Style of cuisine: Pub grub

Customer Demographics: Locals; blue collar; lots of regulars

Type of service: _____ Table _____ Drive through ___X___ Counter

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

Number of employees: 8 mixed full and part-time

General comments: Well established, immaculate pub on a busy thoroughfare. Lots of regulars. Comes with 11 VLTs. Theme nights such Kareoke and wing nights etc. Lots of parking in shopping center lot. Needs energy, marketing and social media ideas of a new owner!

ASKING PRICE: \$239,000

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