

## SALIENT DATA

**Name of Facility** # 1084 Neighborhood Pub with 10 VLTs

**Size in sq. ft.** 6,600 sq. ft. on each of 2 levels      **Number of seats: 270**  
**Plus patio with 32**

**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 2022

**Option periods:** One 5-year option

**Deposit held by Lessor:** Zero

**Financing:** Treat as clear title.

**Sales:**      **Gross sales:** \$1,000,000+ per year including VLT income

**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:** 11 am – 11 pm; closed later on weekends

**Number of employees:** 15 – 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! Business comes with full music and light systems. Karaoke is featured on Thursday nights. This business seriously benefits from its own parking lot with plenty of parking. Brand new south and west-facing patio recently completed! Don't hesitate to make a move - opportunities like this won't last long!!

**ASKING PRICE:**                      **\$499,900**

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