

SALIENT DATA

Name of Facility # 1088 Well Located Hospitality Facility

Size in sq. ft. 5,317 sq. ft.

No. of Seats: 200 plus 50 on patio

Lease Information:

Rate per sq. ft. \$6,800 per month plus an 8% percentage rent

C.A.M. Included in above amount

Lease Term: 4 years left **Option periods: One 5-year option**

Deposit held by Lessor: 1 month

Financing: Treat as clear title.

Sales: **Gross sales:** Pre-Covid \$1M per year

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

Style of cuisine: Smoke house and pub grub

Customer Demographics: Locals; lots of regulars who enjoy the music

Type of service: Table Drive through Counter

Hours of operation: **Weekdays 11 am – midnight**
Friday & Saturday 11 am – 2 am

Number of employees: 18 – 20 employees

General comments: **This is a totally renovated facility which features BBQ along with a full menu. Lots of parking. Please note the smoker is on a “lease to own” program for \$841 per month. Use as existing or change the concept to your choice! Excellent high traffic location with good accessibility! First time offered for sale!**

ASKING PRICE: **\$389,000**

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