

SALIENT DATA

Name of Facility # 1103 Beautiful Pub with 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 2026

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 reach out and make a move - opportunities like this won't last long!!

ASKING PRICE: **NOW REDUCED TO \$489,000**

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