

## **SALIENT DATA**

**Name of Facility** # 1104 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:**                      **\$239,000**

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