

SALIENT DATA

Name of Facility # 1105 South End Pub with 3 VLTs

Size in sq. ft. 4,617 sq. ft.

No. of Seats: 178 plus 70 on patio

Lease Information:

Rate per sq. ft. Stepped rate at \$22 for years 1 & 2; \$26 for years 3 & 4; \$27 for years 5 & 6; \$28 for years 7 & 8; \$29 for years 9 & 10. Monthly gross rent is approx.. \$16,000 per month.

C.A.M. CAM included in monthly gross rent above.
(\$7.29 per sq. ft. for op costs and \$9.31 per sq. ft. for taxes)

Lease Term: New 10-year lease Option periods: Two 5-year options

Deposit held by Lessor: 1 month

Financing: Treat as clear title.

Sales: Gross sales: \$1.2M+ per year projected

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

Style of cuisine: Pub food; snacks

Customer Demographics: Residents from surrounding neighborhoods; hotel guests; there are tens of thousands of cars by the door daily

Type of service: Table Drive through Counter

Hours of operation: 11 am – 2 am

Number of employees: 12 to 15 – mixed full and part-time

General comments: This is a newly re-branded pub which is continuing the success of a well-known pub previously in the space. The location provides very high traffic and exposure by the door. Well-priced and a low lease rate for the area! Comes with 3 VLTs. The facility is fully-equipped and in great shape – ready for a new operator!

ASKING PRICE: \$399,000

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell South Star Realty (253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell South Star Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.