

## SALIENT DATA

**Name of Facility** # 1106 Pub with 11 VLTs

**Size in sq. ft.** 4,644 sq. ft.

**No. of Seats:** 115 seats but many more allowed by fire dept.

**What year was building built:** 1990

**Lease Information:**

**Rate per sq. ft.** \$16,000 all in for rent, CAM and GST

**C.A.M.** Included in above monthly amount

**Lease Term:** Feb. 2020 – 2022 (\$27 per sq. ft.)  
Feb. 2022 – 2025 (\$28 per sq. ft.)

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

**Deposit held by Lessor:** \$9,000 (to be verified)

**Financing:** Treat as clear title.

**Sales:** Gross sales: 2018 - \$570,000; 2019 - \$664,463; 2020 - \$461,888 (Covid time)

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

**Style of cuisine:** Pub grub

**Customer Demographics:** Locals; blue collar; lots of regulars

**Type of service:** \_\_\_\_\_ Table \_\_\_\_\_ Drive through \_\_\_X\_\_\_ Counter

**Hours of operation:** 11 am – 2 am; 7 days a week

**Number of employees:** 8 mixed full and part-time

**General comments:** Well established, immaculate pub on a busy thoroughfare. Lots of regulars. Comes with 11 VLTs. Theme nights such Kareoke and wing nights etc. Lots of parking in shopping center lot. Needs energy, marketing and social media ideas of a new owner!

**ASKING PRICE:** \$219,000

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