

## SALIENT DATA

<b>Name of Facility</b>	<b># 1107 Pub with 10 VLTs</b>
<b>Size in sq. ft.</b>	<b>5,326 sq. ft.</b>
<b>No. of Seats:</b>	<b>200</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>\$14,800 per month for rent, CAM and GST</b>
<b>C.A.M.</b>	<b>\$8</b>
<b>Lease Term:</b>	<b>Goes to March 1, 2025</b>
<b>Option periods:</b>	<b>To be negotiated</b>
<b>Deposit held by Lessor:</b>	<b>\$8,000</b>
<b><u>Financing:</u></b>	
	<b>Treat as clear title</b>
<b><u>Sales:</u></b>	<b>Gross sales: \$65,000 +/- per month including VLT income</b>
<b>Number of parking stalls:</b>	<b>Lots of parking</b>
<b>Style of cuisine:</b>	<b>Western Pub menu plus Chinese food</b>
<b>Customer Demographics:</b>	<b>Lots of regulars; wide age range</b>
<b>Type of service:</b>	<b><input checked="" type="checkbox"/> Table    <input type="checkbox"/> Drive through    <input type="checkbox"/> Counter</b>
<b>Hours of operation:</b>	<b>11 am – 1 am; 6 days a week</b>
<b>Number of employees:</b>	<b>7 to 8</b>
<b>General comments:</b>	<b>This busy pub features 10 VLTs which can cover the monthly base rent! Many regular clientele. It's located on a main artery with lots of parking. Surrounded by hundreds of industrial businesses. The pub has very deep roots and is iconic in the neighborhood.</b>
<b>ASKING PRICE:</b>	<b>\$489,000</b>

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