

SALIENT DATA

Name of Facility #1116 NW Pub with VLTs

Size in sq. ft. 7,560 sq. ft.

No. of Seats: 275

Lease Information:

Rate per sq. ft. Monthly amount \$15,750 plus GST

C.A.M. Property taxes \$6,000 per month

Lease Term: 18 months left Option periods: One 5-year option

Deposit held by Lessor: None

Financing: Treat as clear title.

Sales: Gross sales: \$1,380,000

Number of parking stalls: 45

Style of cuisine: Pub grub; full menu

Customer Demographics: Lots of regulars; very active VLT play

Type of service: Table Drive through Counter

Hours of operation: 11 am – 1 am; 7 days a week

Number of employees: 20 – 25 staff; mixed full and part-time

General comments: This pub has been established for a couple of decades and has a very strong following. It has very high visibility on a major thoroughfare in the NW. The 15+ VLTs draw many customers with lots of play.
The Landlord has committed to a complete external make-over including windows, stucco, painting and signage. Construction is to start imminently, It will look like a totally new building from the outside. Great opportunity to take over this profitable business!

ASKING PRICE: \$399,000

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