## SALIENT DATA

## Name of Facility

Size in sq. ft.
No. of Seats:

What year was building built:

## Lease Information:

Rate per sq. ft.
C.A.M.

Lease Term:
Deposit held by Lessor:
Property Taxes \& Year:
Financing:
Sales: Gross sales:

Number of parking stalls:
Style of cuisine:
Customer Demographics:
Type of service:
Hours of operation:

Number of employees:
General comments:

1147 Profitable Neighborhood Pub
3,140 sq. ft.
100 plus 60 on patio
2019
\$22 per sq. ft.; \$11,277.43 per month for Rent, CAM and GST
Included in above monthly amount
10 year term with 3 years gone Option periods: Two 5-year
1 month
Included in CAM
Treat as clear title.

$$
\begin{array}{r}
2020-\$ 434,000 \\
2021-\$ 667,000 \\
2022-\$ 914,000
\end{array}
$$

First come, first served; lots of parking in shopping center lot
Pub fare; appetizers and full meals
Locals; construction workers; teachers

$$
\ldots \text { X__ Table ___ Drive through __ Counter }
$$

Closed on Monday;
Tuesday - Sunday - noon to 11 pm
12 not counting owners
This is a delightful, newly-built pub in a high-end residential area. It's a true neighborhood pub! It's well laid out and has a gorgeous patio. Complete kitchen which is immaculate! It has VLTs. Business is growing consistently!
\$399,000

