

SALIENT DATA

Name of Facility 1151 Neighborhood Pub with VLTs

Size in sq. ft. 2,888 sq, ft,

No. of Seats: 92

What year was building built: 1970's (to be verified)

Lease Information:

Rate per sq. ft. \$26.50 per sq. ft.

C.A.M. Included in rent

Lease Term: Goes to Feb. 28, 2029 with stepped up payments each 2 years

Option periods: One 5-year option to Feb. 28, 2034

Deposit held by Lessor: To be confirmed

Financing: Treat as clear title.

Sales: Gross sales: \$897,648.84 for food & beverage; \$285,626 for VLT revenue
\$27,397 for ATM revenue for 2023

Number of parking stalls: 2 dedicated in rear for staff; fair amount of parking in rear

Style of cuisine: Pub food

Customer Demographics: Lots of regulars; locals from surrounding area

Type of service: _____ Table _____ Drive through ___X___ Counter

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

Number of employees: 12 with 4 full-time and 8 part-time

General comments: This is a well-known neighborhood pub with very deep roots. Comes with 14 VLTs which are very profitable. Has a full kitchen. Loyal clientele for many years!

ASKING PRICE: \$399,900

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