

## **SALIENT DATA**

**Name of Facility** # 1153 Brewery & Distillery

**Size in sq. ft.** 12,000 sq. ft. plus mezzanine office

**No. of Seats:** Seats in taproom – amount to be verified  
This is the retail sales area for industrial customer base.

### **Lease Information:**

**Rate per sq. ft.** \$8.50 per sq. ft. base rate.

**C.A.M.** \$6.50 per sq. ft.

**Total rent:** \$15,000 per month for rent, CAM and GST

**Lease Term:** 15 years with 8 years left Option periods: TBV

**Deposit held by Lessor:** To be confirmed

**Financing:** Treat as clear title.

**Sales:**      **Gross sales:**      2019 - \$960,000 at year end July 31  
2023 - \$600,000 at year end July 31

**Number of parking stalls:** Lots of parking

**Customer Demographics:** They have about 200 accounts

**Number of employees:** 4 including the owner

**General comments:** This is a fully operational brewery and distillery built with top of the line equipment and building specs. It has the capability to produce 500,000 litres per year (this equates to 10,000 50-litre kegs per year or 192 kegs per week).

With the addition of approximately \$200,000 to \$220,000 of investment, production could be increased to 1 Million litres per year. The facility is licensed for 3 separate types of production: 1. As a brewery 2. Distillery for production of spirits. 3. An NGS licence (national grain spirits).

This space is 2 condominium bays and the Landlord would be willing to sell the real estate for between \$1.8 - \$2 Million.

There is an automatic canning line with provision for labelling up to 35 cans per minute.

The complete facility is built to code and ready for a new owner to take over with no upgrades needed.

**The owner is willing to stay on as production manager, hired by the new owners.**

**The owner designed the brewery from scratch and has the highest calibre of equipment, fixtures, finishing, including tile flooring and stainless steel fixturing.**

**This is a brewery that must be seen and explained to be fully appreciated!**

**ASKING PRICE FOR BREWERY & DISTILLERY: PRICE REDUCED TO \$1,650,000**

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