

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: \$1,980,000

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