

SALIENT DATA

Name of Facility	# 1174 Pub/Shisha-Hookah Bar Space for Lease
Size in sq. ft.	+/- 2,900 sq. ft.
No. of Seats:	98 seats plus 20 on patio
What year was building built:	1955
<u>Lease Information:</u>	
Rate per month:	\$3,500 per month base rent
C.A.M.	Total CAM \$2,500 per month TOTAL monthly rent approximately \$6,000
Lease Term:	5 years Option periods: Yes
Deposit held by Lessor:	To be negotiated
Property Taxes & Year:	2024 – approx. \$1,280 per month
<u>Financing:</u>	
<u>Sales:</u>	Gross sales: Presently not operating
Number of parking stalls:	Parking lot behind the building; 5 dedicated stalls behind restaurant
Style of cuisine:	Anything a new owner chooses
Customer Demographics:	Young adults; shisha fans
Hours of operation:	A new owner can set the hours
Number of employees:	As required
General comments:	This second floor space is ideal for a pub/shisha bar. Comes with full kitchen. The décor features dramatic lighting and is well laid-out for the use! The business is ready for the energy of a new owner.

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