

SALIENT DATA

Name of Facility # 1184 Popular and Well-Located Pub in SW

Size in sq. ft. 6,500 sq. ft. plus full basement (rent free)

No. of Seats: Licensed for 297 but actual 220

Year Built: 1962

Lease Information:

Rate per month: \$18,000 for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: Goes to September 2027 Option periods: One 5-year option

Deposit held by Lessor: \$15,000 (to be verified)

Financing: Treat as clear title.

Sales: Gross sales: \$1,300,000 per year

Number of parking stalls: 30 – 40 plus 10 – 15 elsewhere on site

Style of cuisine: English pub food; full menu

Customer Demographics: Locals; tourists; lots of regulars

Type of service: ___X___ Table ___ Drive through ___ Counter

Hours of operation: 11 am – 11 pm on weekdays; 11 am – midnight on weekends

Number of employees: 30 with a mix of full and part-time

General comments: This is a well-located and well-known pub which has a loyal following. They host many special theme nights and activities including top level sporting events. It comes with a full basement with high ceilings used for storage, offices and boardroom. This space could be developed in the future.

ASKING PRICE: \$249,000

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