

## **SALIENT DATA**

<b>Name of Facility</b>	<b># 1184 Popular and Well-Located Pub in SW</b>
<b>Size in sq. ft.</b>	<b>6,500 sq. ft. plus full basement (rent free)</b>
<b>No. of Seats:</b>	<b>Licensed for 297 but actual 220</b>
<b>Year Built:</b>	<b>1962</b>
<b><u>Lease Information:</u></b>	
<b>Rate per month:</b>	<b>\$18,000 for rent, CAM and GST</b>
<b>C.A.M.</b>	<b>Included in above monthly amount</b>
<b>Lease Term:</b>	<b>Goes to September 2027    Option periods: One 5-year option</b>
<b>Deposit held by Lessor:</b>	<b>\$15,000 (to be verified)</b>
<b><u>Financing:</u></b>	<b>Treat as clear title.</b>
<b><u>Sales:</u></b>	<b>Gross sales: \$1,300,000 per year</b>
<b>Number of parking stalls:</b>	<b>30 – 40 plus 10 – 15 elsewhere on site</b>
<b>Style of cuisine:</b>	<b>P ub food; full menu</b>
<b>Customer Demographics:</b>	<b>Locals; tourists; lots of regulars</b>
<b>Type of service:</b>	<b>___X___ Table    _____ Drive through    ___ ___ Counter</b>
<b>Hours of operation:</b>	<b>11 am – 11 pm on weekdays; 11 am – midnight on weekends</b>
<b>Number of employees:</b>	<b>30 with a mix of full and part-time</b>
<b>General comments:</b>	<b>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.</b>
<b>ASKING PRICE:</b>	<b>\$125,000</b>

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland or Chris Doehner at MaxWell South Star Realty (403-253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland, Chris Doehner and MaxWell South Star Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.