

## **SALIENT DATA**

**Name of Facility** # 1189 Neighborhood Pub

**Size in sq. ft.** 1,200 sq. ft. (to be verified)

**No. of Seats:** 65 – 70 actual; licensed for 99  
Patio – 20 but licensed for 40 - 44

**What year was building built:** 1940

**Lease Information:**

**Rate per month:** \$5,575 for base rent, CAM and GST  
Property taxes \$1,733 per month (approx.. \$21,000 per year)

**C.A.M.** Included in above monthly amount

**Lease Term:** 5 years with 1 ½ left      Option periods: One 5-year option

**Deposit held by Lessor:** \$2,500

**Financing:** Treat as clear title.

**Sales:**      Gross sales: \$250,000 or \$20,000 - \$25,000 per month

**Number of parking stalls:** Lots of parking in lot and on-street

**Style of cuisine:** Pub menu and snacks

**Customer Demographics:** Business people; regular locals

**Type of service:** \_\_\_X\_\_\_ Table    \_\_\_ Drive through    \_\_\_ Counter

**Hours of operation:** Noon – 9 pm 6 days a week; closed on Sundays

**Number of employees:** 3 plus 5 – 6 on call

**General comments:** This free-standing neighborhood pub has been established for many years. They have a loyal following. The pub has lots of parking with its own lot, plus lots of on-street parking. Patio faces south and west so is very sunny and popular. The building had a new roof about 2 or 3 years ago. The basement has a kitchen, meeting room and storage etc. Great opportunity for an owner/operator!

**ASKING PRICE:** \$179,000

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