

## **SALIENT DATA**

**Name of Facility** # 1188 Neighborhood Pub with VLTs

**Size in sq. ft.** 3,700 +/-

**No. of Seats:** 105

**What year was building built:** 1980 – to be verified

### **Lease Information:**

**Rate per sq. ft.** \$12,600 per month for rent, CAM and GST

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

**Lease Term:** 4 years left      Option periods: Three 5-year options

**Deposit held by Lessor:** \$25,000 plus \$9,500 deposit for VLTs

**Property Taxes & Year:** Included in CAM

**Financing:** Treat as clear title.

**Sales:**      Gross sales: \$85,000 - \$94,000 plus \$12,000 - \$13,000 for Skip, per month

**Number of parking stalls:** Lots of parking out front

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

**Customer Demographics:** Locals from surrounding communities; ages 25 – 55 average

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

**Hours of operation:** 11 am – 11 pm; 7 days a week

**Number of employees:** 6 kitchen staff; 12 in total

**General comments:**      This is a popular neighborhood pub which is known for Kareoke nights! It was totally gutted and re-built about a year ago so it's like a brand new pub with new wiring, plumbing, lights etc. Lots of parking! Has 3 VLTs. Great opportunity at the asking price!

**ASKING PRICE:** \$349,000

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