

## SALIENT DATA

**Name of Facility** # 2010 Neighborhood Pub

**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:** 3.5 years left      **Option periods:** Two 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:** \$67,000 per month on average, plus \$2,000 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:**  Table     Drive through     Counter

**Hours of operation:** 11 am – midnight; 5 days a week; 11 am – 2 am on weekends

**Number of employees:** 5 kitchen staff; 11 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:**      **\$290,000**

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