



Location, location, location! Boasting a twenty-eight seat fully-licensed lounge, eighty-five seat main-dining area and a thirty-five seat private meeting/banquet room with ample parking, this is the one you have been waiting for! Profitable, turn key operation with great staff. Make your dream a reality, call for info pack today.

**P.I.D.:** 800-119-324  
**Property Type:** Business  
**Zoning/Land Use:** C1  
**Land Sz SF/Acres:** 1,530 / 0.35  
**Brochure:**  
**Prop. Tax/Year:** /  
**Width / Depth:** /  
**Transaction Type:** For Sale  
**Sale Type:** Asset

**Virtual Tour:**

**Property Details**

**Seller's Interest:** Registered Owner  
**Interest In Land:** Other  
**Environmental Assessment Phase:** Not Applicable  
**Occupancy:** Tenant  
**Seller's Rights Reserved:** Yes  
**Amenities:**

**Site Services:**

**Restrictions:**

**General Building Details**

**Subj. Space SqFt:** 2,148 **Width / Depth:** /  
**Year Built:**  
**Complex Name:**  
**# of Buildings:** **# of Storeys:**  
**# of Loading Doors:** **# of Grade Doors:**  
**Parking Spaces:** **# of Elevators:**  
**Roof:**  
**HVAC**  
**Building Type:** Commercial Mix, Street-Level Storefront  
**Construction Type:**

**Office Area Sq Ft:** **Mezzanine Area Sq Ft:** **Major Business Type:** Food & Beverage  
**Retail Area Sq Ft:** **Other Area Sq Ft:** **Minor Business Type:** FB - Diner  
**Warehouse Sq Ft:**

**Lease Rate (sq.ft.):** **Lease Op Cost (sq.ft.):** **Lease Sub-lease:** **Lease Term,**  
**Lease Size (sq.ft.):** **Additional Rent/SF:** **Tot. Spce Avail for Lse:** **months:**  
**Lease Type:** **Lease Exp. Date:** **Subj. Unit Cont. Spce:**

**Legal:** ASSET SALE OF SITAS SPAG SHACK

**List Firm 1:** RE/MAX City Realty - OFC: 604-886-2670 **Appointment Contact:** Tony  
**List Firm 2:** **Appointment Phone:** 604-418-2695  
**List Sales Rep 1:** Tony Browton - CONTC: 604-418-2695 **Appointment Instructions:** Contact Listing REALTOR®  
**List Sales Rep 2:** **List Sales Rep 3:**  
**Lister Email:** tbrowton@trueblurealty.ca **Lister Website:** www.trueblurealty.ca  
**Commission:** 4% OF FINAL SALE PRICE

**Lease Commission:**

**Seller Name:** Dino & Marilynne Sita

**Sell Rep 1:** **Rep 2:** **Rep 3:**  
**Sell Firm 1:** **Firm 2:**

**Realtor** Easy to show with notice.  
**Remarks:**

**Days on Market:** 0 **List Date:** 2/1/2018 **Sold Date:** **Previous Price:** \$0  
**Expiry Date:** 7/31/2018 **Sold Price:** **Original Price:** \$135,000