

## FILE # 4018\_59 A

### Restaurant-Bar

This family business was founded in 1962 and was taken over by the current owner in 2013. It specializes in the restaurant-bar business. It is located in northeastern New Brunswick, in the heart of a vibrant downtown community, in a busy commercial area. The place generates traffic, but it's also quiet and perfect for a restaurant of this kind.

During its 60 years of operation, the restaurant has maintained a solid reputation based on the incomparable quality of its service and its professionalism. The company also stands out for the quality and freshness of its menu. The restaurant offers a variety of meals (pizza, wrap, pepper steak, etc.), which allows it to target different customer profiles. All dishes served are prepared on site. In addition, clients come from all over the region to order some of his specialties, which it is the only one to offer. It has therefore built a loyal and regular clientele.

This restaurant-bar also offers the possibility to just have a drink and enjoy the atmosphere of the place. It has a liquor and lottery license. In addition to the indoor space, during the summer season, clients can enjoy a terrace to take advantage of the good weather.

The company is also known for its festive atmosphere. The owner animates the place by organizing live concerts, or by programming evenings animated by a DJ as well as comedy shows. Moreover, the restaurant has a professional sound system and a light system necessary for this kind of event.

To maximize the number of customers, about fifty parking spaces are exclusively dedicated to this restaurant-bar, in addition to the parking spaces of the shopping center. It only closes one day a week. The hours change depending on the day. It opens no earlier than 7 AM and closes no later than 11 PM.

This is an excellent business opportunity for any buyer with an interest in the restaurant industry. Whether for its lunch specials, its varied menu, or its animated evenings, this restaurant-bar pleases a diverse and varied clientele. It is popular and well established in its community. In addition to its trendy decor, this restaurant-bar is known for the professional and quality service it offers to its customers.

Do not hesitate to contact us for more information:

**COURTIERS D'ENTREPRISES CANADEST INC. / CANADEST Business Brokers Inc.**

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#### ASKING PRICE

**\$1,375,000**

#### ASSETS INCLUDED IN THE SALE:

✓ LAND  
✓ BUILDING

✓ FURNITURE  
✓ SUPPLIES  
✓ INVENTORY

✓ GOODWILL  
✓ EQUIPEMENT

<b>BUILDING AREA</b>	<b>8200 Square feet</b> (including 4000 square feet in the basement)
<b>ANNUAL SALES</b>	<b>\$1,088,961</b>
<b>MONTHLY PAYROLL</b>	<b>\$32,206</b>
<b>CASH-FLOW</b>	<b>\$154,591</b>
<b>YEAR OF ACQUISITION</b>	<b>2013</b>
<b>ESTABLISHED YEAR</b>	<b>1962</b>
<b>FULL-TIME EMPLOYEES</b>	<b>8</b>
<b>PART-TIME EMPLOYEES</b>	<b>14</b>



#### REASON FOR SALE

**RETIREMENT**