

FOR SALE



2091 Pinnacles Road Quesnel B.C.

Remarks:

- 117 Seat pub, plus beer and wine store
- 6 miles from Quesnel town centre
- 5 acres and over 6,500 sq.ft. building
- Ideal family operation



Location:

- See map attached
- Intersection of Nazko Rd. (N. Fraser drive) and Pinnacles Rd.
- Near Bouchie Lake, Quesnel Golf Course & Bouchie Lake School

For further information

EVAN BRETT

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Visit www.evanbrett.com



#111 - 20434 64th Avenue Langley, BC

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Property:

- See Plan
- 5 acres with ample road frontage on 2 roads
- Site is completely filled creating a huge parking lot
- Double-wide driveways
- Ample room for a motel or other future services

Improvements:

- Pub, kitchen, bar, stage and dance floor on main floor of about 3,500 sq.ft.
- Beer and wine store, storage and office on lower floor of about 3,072 sq.ft.
- Wood frame construction with vinyl siding and metal roof
- Built in 1996
- Refurbished in 2007 & 2008

Zoning:

- RR2 zoning allows a wide variety of commercial, industrial and residential uses

Revenue:

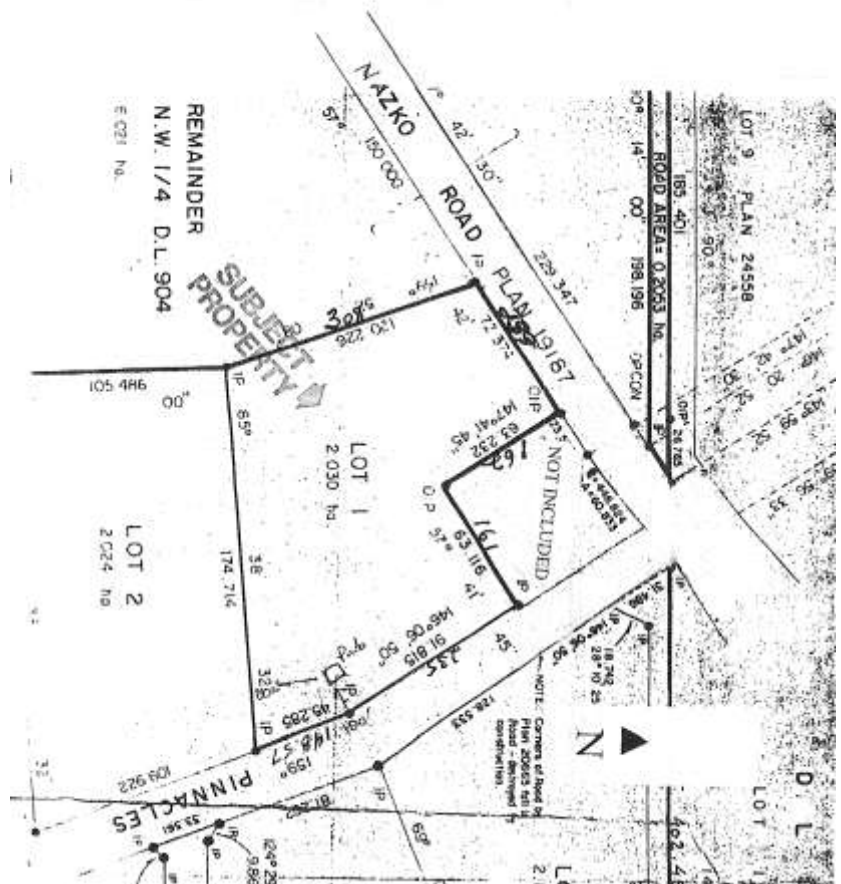
- 2005-2007 statements available
- Steadily growing business

Asking Price:

- \$900,000

Terms:

- Cash
- Seller may carry with reasonable down payment



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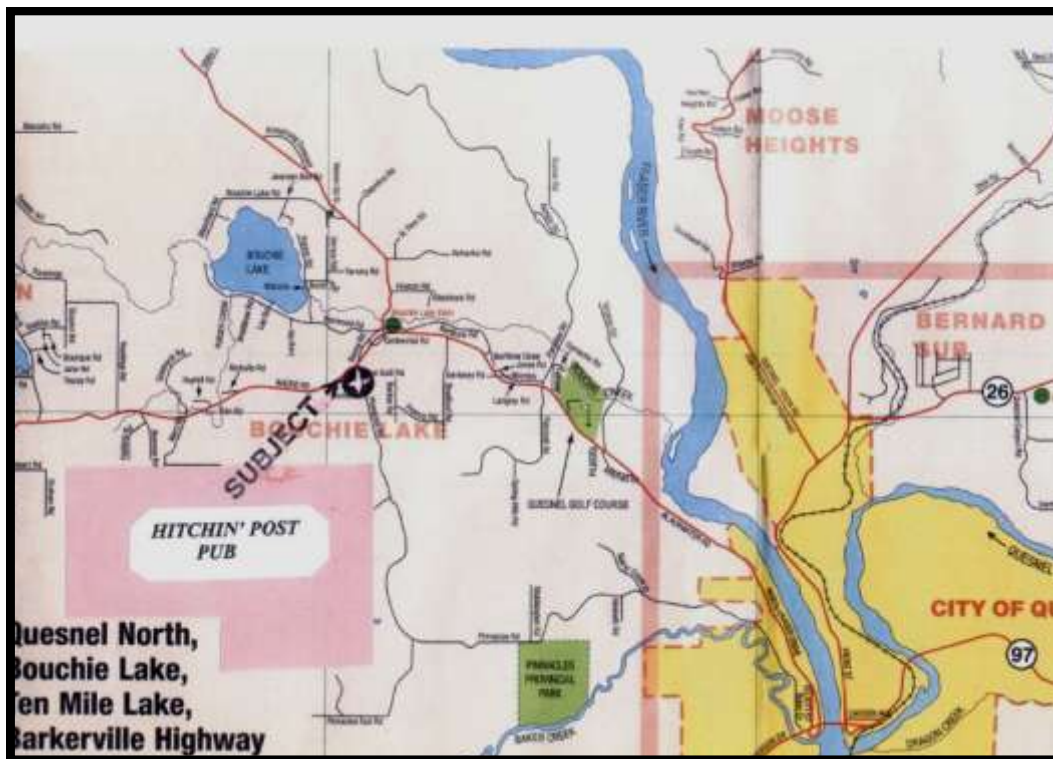
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Comments:

- **New additions include greatly expanded parking lot, patio, sound system, outside smoking area, stage and dance floor, pool table, and kitchen equipment**
- **The new look hasn't been tested yet as improvements have just been completed**
- **2008 was a slower year because of renovations and shutting down of kitchen for part of the year**
- **Equipment list and estimate of inventory available**
- **Out of town buyers—There are a number of homes available for rent or to purchase**
- Seller has land and residences nearby
- **Ideally a family, complete with a chef would make this business rock.**
- **Quesnel and surrounding area has a population of over 23,000**



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