



2 HIGH VOLUME RESTAURANTS W/FULL LIQUOR BARS

Treasure Valley, Idaho

THE COMPANY

Two restaurants: **Location #1** approximately 5,590 square feet; **Location #2** approximately 7,300 square feet. Both were custom built for high capacity, open interiors and high ceilings with an upscale yet comfortable atmosphere—there are also nice patio areas at both locations. The fresh, local farm-to-table concept is highly acclaimed with most dishes made from scratch. Their menu has a distinct Idaho flare along with creative pub fare offerings. Patrons enjoy a full liquor bar, ample wine selection and approximately 30 local craft beers on tap offering popular happy hours and delicious daily specials.

THE LOCATION

Location # 1 is a prime freestanding building in one of the most vibrant growth areas of the Treasure Valley. The location has good exposure and access located on a major arterial. The space leases for a favorable \$22.50 per square foot plus NNN expenses. There are over eight years remaining on the lease with two five-year options to renew at market rate. The Liquor License is available for sale or lease. **Location #2** is a highly visible freestanding building with excellent access and ample parking. There is a large production kitchen and two banquet/private party rooms. The space has a total seating capacity of over 300 and leases for approximately 6% of gross sales. This area has multiple popular destination venues and is in a thriving corridor of breweries and wineries. The Liquor License is available for lease.

THE STRENGTHS

The strengths include a popular concept and highly visible locations. Well-equipped kitchens and custom layouts enable staff to produce quality offerings and provide excellent customer service. Unique menus differentiate the restaurants from other “corporate” offerings creating a strong following of patrons interested in locally sourced food, coupled with creative micro-beer and wine pairings.

THE REASON FOR SELLING

The Sellers are ready to divest of their restaurants and devote more time to their other business.

THE IDEAL BUYER

An ideal buyer would be an experienced independent restaurateur or a similar concept looking for an easy expansion opportunity. Regional/national chains may be interested in proven, strategic locations with well appointed facilities.

THE POSSIBILITIES

A new Owner could integrate other offerings or diversify the menu. The concept could also be changed to another format based upon a new Owner’s vision.

ASKING PRICE

\$450,000

*Plus Inventory
(estimated to be \$140,000)*

TERMS:

Cash

ASSETS

Location 1 - Furniture, Fixtures, Equip. \$212,810
Location 2 - Furniture, Fixtures, Equip. 268,339

Total Assets \$481,149

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales \$2,589,466

Financial information provided by Seller

For Sale Separately:

Location 1 Asking Price \$100,000

Location 2 Asking Price \$350,000

Request Additional Information:

Brent Bungard

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