



# POPULAR, GROWING RESTAURANT

## Downtown Eagle, Idaho Location

### THE COMPANY

Established in 2005, this popular and growing restaurant offers an intimate atmosphere with an array of unique soups, garden fresh salads, tasty sandwiches and regional Italian cuisine. Other enticements include freshly baked desserts, beer and wine. Over the years the operation has developed a loyal following of locals along with other Treasure Valley residents. Also offered is popular full service catering, party trays, oven ready meals and take-out.

### THE LOCATION

The restaurant is located in a busy, anchored shopping center in a desirable area of the Treasure Valley. The approximate 1,391 square foot space has a current seating capacity of 36 with room to expand. The lease is currently set up on a month-to-month basis.

### THE STRENGTHS

Multiple strengths include a quality build-out, relaxing atmosphere, and a fully turnkey operation. The location has easy access and a loyal clientele for both lunch and dinner. The seasonal patio area is a big draw and provides additional seating for 26. Sales have steadily increased every year including a 10% jump over last year.

### THE REASON FOR SELLING

The owners enjoyed starting up the business and growing it to the current level, but they are moving and opening a new restaurant in eastern Oregon.

### THE IDEAL BUYER

An ideal buyer would be any entrepreneur interested in a quality restaurant. This opportunity would be perfect for a couple or family operation. All recipes are included and the owners will provide transition assistance if needed.

### THE POSSIBILITIES

A new owner could continue on with the current concept and add additional menu items or the format could easily be changed to another type of restaurant. Expanding the catering operation would be another opportunity to increase sales.

### ASKING PRICE

## \$185,000

### TERMS:

Owner May Consider Some Terms with the Buyer

### ASSETS

Furniture, Fixtures & Equipment	\$71,566
Inventory	<u>1,200</u>
<b>Total Assets</b>	<b>\$72,766</b>

All values provided by Seller

### INCOME STATEMENT SUMMARY

Gross Sales	\$457,853
<b>Cash Flow</b>	<b>\$62,533</b>

Financial information provided by Seller

### Request Additional Information:

TO RECEIVE FURTHER INFORMATION, sign and return the [Confidentiality Agreement](#) found on our web site. If you prefer, this agreement can also be requested by contacting the agent listed below.

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