

ARTHUR BERRY & COMPANY

Business Brokerage Professionals
and Commercial Real Estate

THE FROSTY GATOR

Idaho Falls, Idaho

THE COMPANY

Since 1998, The Frosty Gator has been a fixture of the Idaho Falls community. Over the years, the owners have expanded the food menu and added liquor to the beverage offerings. Today the Gator serves beer, wine, and liquor along with a full menu of savory pub style dishes. They are best known for their wings, finger steaks, and Farm Raised Southern Alligator. Eighteen (18) beer taps serve a rotating selection of regional microbrews. No matter what your beer drinking preference there is something there for you! Operating hours are 11AM to 1AM, six days a week and 11AM to midnight on Sundays.



Click [here](#) to view images

THE LOCATION

The Gator is located right in the middle of a large downtown employment base, as well as a collection of favorite local restaurants and bars. The lunch crowd includes employees from a total of 49 banks, attorneys, and other professional offices and retailers who call downtown Idaho Falls home (visit <http://downtownidahofalls.com/businesses/>). With parking at a premium, the Gator's 22 spaces and ample street parking are a convenience few downtown restaurants can provide. The restaurant seats 84, with an additional 48 seats available on the newly built composite deck. From the Gator, you are a short 0.3 mile walk to the Snake River and scenic Idaho Falls Greenbelt. Construction was recently completed on a beautiful outdoor seating area made of composite decking and railing material, with overhead shade cover.

THE FACILITY

The sale of the business includes the real estate totaling approximately 8,400 square feet on 0.45 acres. The Frosty Gator currently occupies approximately 3,300 square feet of that space. Additional rental income comes from a 1,200 square foot upstairs apartment rented to a long-term tenant and a 3,820 square foot shop that is currently rented to a cabinet maker, and was previously home to a microbrewery. A full kitchen, hood with fire suppression, and outdoor smoker are sufficient to support double the current sales volume.

THE REASON FOR SELLING

The current owner has had the Frosty Gator for over 12 years, and has reached the goals he had for the business. He now wishes to sell and focus on his other businesses and interests.

THE IDEAL BUYER

The ideal buyer would be an entrepreneur or individual restaurant owner who can build on a rich local history, and take the brand to a higher level. The property would be ideal for a microbrewery / restaurant combination.

ASKING PRICE

\$899,000

TERMS:

Owner Carry Option Possible

**Please Do Not Disturb the
Business Owner or Speak
to Employees about this
Opportunity**

**Contact Agent for Details
and/or to Tour the Business**

ASSETS

Liquor License*	\$200,000
Real Estate	500,000
Business Value	<u>200,000</u>

Total Assets **\$900,000**

All values provided by Seller

**Buyer pays liquor license transfer fee*

INCOME STATEMENT SUMMARY

[Contact Agent for Financial Information](#)

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.

Chip Langerak

Call 208-535-9905

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