



FULL SERVICE RESTAURANT

Boise, Idaho

THE COMPANY

This restaurant has been in continuous operation since 1980 offering breakfast, lunch and dinner alongside a newly remodeled full service lounge with large screen TVs. There is also a private banquet facility for up to 50 people. The busy location serves a diverse group of loyal customers from city, state and federal agencies, locals and seasonal clientele. Customers enjoy great food and service from a loyal staff; many have been with the business for over 20 years.

THE LOCATION

The freestanding building is approximately 6,277 square feet with a large parking area and easy access. A well maintained exterior has mature landscaping. The interior has a nice layout with a large capacity kitchen and comfortable atmosphere. The building leases for a base rent or 7% of gross sales and has approximately seven years left on the lease plus one five-year option to renew. The dining area has seating capacity of 110, lounge capacity of 50 and banquet room capacity of 50.

THE STRENGTHS

A few of the obvious strengths include a long established popular restaurant that is well known for excellent food, good value and attentive service any time of day or night. The high traffic area ensures constant business from local customers, government agencies, surrounding businesses and people traveling in and out of the area. This proven concept has a loyal following that continues to grow and prosper.

THE REASON FOR SELLING

The owners wish to divest of this business as the other businesses they operate are requiring more time and they cannot keep up with them all.

THE IDEAL BUYER

The ideal buyer would be any entrepreneur interested in continuing a highly successful business. A local operator, or regional or national chain with a similar format should see the value in location, build-out, favorable lease and proven long term success.

THE POSSIBILITIES

A new owner may want to duplicate this prosperous concept to multiple other locations. Originally a franchise, the business enjoys built-in name recognition in the region that could be capitalized on by a new owner. The business is well positioned to take advantage of catering opportunities at nearby hotels with conferences of 200 people or more occurring on a regular basis.

ASKING PRICE

~~\$290,000~~

Price Reduced to

\$250,000

Boise Liquor License
available for an
additional \$180,000

TERMS:

Cash

ASSETS

Furniture, Fixtures & Equipment (Cost Basis)	\$240,325
Inventory	<u>15,000</u>
Total Assets	\$255,325

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales	\$1,167,366
Cash Flow	\$151,750

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.

Brent Bungard

Call 208-639-6168

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