



# HIGH VOLUME RESTAURANT

## Treasure Valley, Idaho Location

### THE COMPANY

This approximately 5,590 square foot restaurant was custom built for high capacity with maximum seating of 270. The open interior has high ceilings with an upscale yet comfortable atmosphere — there is also a nice patio area that seats approximately 25. The fresh, local farm-to-table concept is highly acclaimed with most dishes made from scratch. The 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, along with one of the best happy hours in the area.

### THE LOCATION

The prime location is in one of the most vibrant growth areas of the Treasure Valley with good exposure and access off a major arterial. The +/-5,590 square foot space leases for a favorable \$22.50 PSF plus NNN expenses. There is over eight years remaining on the lease with two five-year options to renew at market rate.

### THE STRENGTHS

The strengths include a popular concept and highly visible location. A well-equipped kitchen and custom layout enables staff to produce quality offerings and provide excellent customer service. Their unique menu differentiates this restaurant from other “corporate” offerings.

### THE REASON FOR SELLING

The Sellers are ready to divest of this restaurant and devote more time to their other businesses.

### THE IDEAL BUYER

An ideal buyer would be any independent restaurateur or a regional or national chain looking for a strategic location and a well appointed restaurant/kitchen.

### THE POSSIBILITIES

The opportunity is getting many positive reviews on social media and has a loyal following; a new Owner may want to 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

~~\$250,000~~

Price Reduced to

**\$160,000**  
(Plus Inventory)

### TERMS:

Cash

*Liquor License Available for Sale or Lease w/Restaurant Purchase*

### ASSETS

Furniture, Fixtures & Equipment	\$212,810
Inventory	<u>20,000</u>
<b>Total Assets</b>	<b>\$232,810</b>

*All values provided by Seller*

### INCOME STATEMENT SUMMARY

Gross Sales	\$1,383,939
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*Financial information provided by Seller*

### Request Additional Information:

**Brent Bungard**

Call 208-639-6168

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