



# PIZZA RESTAURANT WITH REAL ESTATE

## Southwest Idaho Location

### THE COMPANY

This family owned pizza restaurant has been established for over 27 years in a small community not far from the metropolitan area of the Treasure Valley. The restaurant is a local gathering place for the area and is known for a comfortable atmosphere, great food and service. The business specializes in pizza but also has a diverse menu offering spaghetti, hot wings, fish, finger steaks, chicken strips, hamburgers and fries, along with many other items. Business hours of operation are from Monday thru Saturday, 11 AM to 8 PM.

### THE LOCATION

The prime location is just off the main street and provides easy access and parking. The approximately 2,080 square foot building sits on an approximate 3,485 square foot lot. The restaurant has an efficient layout for operations offering both sit down and take out. This is a great opportunity to purchase the real estate and build equity versus leasing a facility.

### THE STRENGTHS

The strengths include almost three decades of operation; multiple generations have been customers making the business an iconic part of the community. The restaurant serves local clientele and draws customers from rural surrounding areas who enjoy the casual atmosphere, good food and camaraderie. The business has received numerous Food Safety Merit Awards and was again nominated this year.

### THE REASON FOR SELLING

The owners are ready to retire.

### THE IDEAL BUYER

The ideal buyer would be any entrepreneur who is seeking a small town ambiance and has experience or interest in a successful restaurant.

### THE POSSIBILITIES

Although no changes are necessary, a new owner may want to add menu items, extend hours of operation, add delivery service and/or be open on Sunday.

**ASKING PRICE**  
**\$225,000**

**TERMS:**  
Cash

### ASSETS

Real Estate	\$100,000
Furniture, Fixtures & Equipment	63,110
Inventory	<u>5,000</u>
<b>Total Assets</b>	<b>\$168,110</b>

*All values provided by Seller*

### INCOME STATEMENT SUMMARY

Gross Sales	\$237,597
<b>Cash Flow</b>	<b>\$60,969</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.

**Brent Bungard**  
Call 208-639-6168  
bbungard@arthurberry.com