



# RURAL RESTAURANT AND BED & BREAKFAST

Eastern, Oregon

## THE COMPANY

The business is a restaurant on the ground level and a four unit Bed and Breakfast above in a historic building. This is a charming lifestyle business in a small town where ranching is the main industry. It is one of two eating establishments in town with the other being a café/coffee shop. This restaurant is the upscale of the two with full dinner service and bar. It is popular with the locals, travelers and out of area customers wanting to dine in an authentic western roadhouse. The reputation is stellar for quality of food and service.

## THE LOCATION

The restaurant is located on the main north-south highway, one hour from a major population center. Although rural, there is easy access to the amenities of city life only an hour away. The business is in a small town where people are familiar with one another and an ideal place to raise a family or for a couple who desire a slower lifestyle pace. The business is located in prime hunting country. Hiking, rafting and other outdoor recreational activities are also popular in the area.

## THE STRENGTHS

The customer base is well established and want their restaurant to thrive as options are limited. The building, constructed in the early 1900s, has the charm of a bygone era. The kitchen is modern and the bedrooms are rustic with period furnishings. There is a good supply of quality help in this community.

## THE REASON FOR SELLING

Health issues of the seller.

## THE IDEAL BUYER

The ideal buyer would be a person or family who would enjoy a small town lifestyle. One could take on any facet of the business that would play into their individual strengths, be it cooking, management, or even tending bar.

## THE POSSIBILITIES

Additional seating for patrons could easily and cheaply be added with the addition of a few picnic tables in the yard. Seasonally, the demand is more than the available seating.

## ASKING PRICE

**\$325,000**

## TERMS:

Cash

## ASSETS

Real Estate	\$250,000
Furniture, Fixtures & Equipment	54,250
Inventory	<u>20,000</u>
<b>Total Assets</b>	<b>\$324,250</b>

*All values provided by Seller*

## INCOME STATEMENT SUMMARY

Gross Sales	\$308,000
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*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.

**Ron Winkler**

Call 208-639-6171

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