

THE COMPANY

This specialty sporting goods store and bar has been in continuous operation for over 75 years. The store and bar have been a neighborhood fixture, starting as a small grocery store and bar serving cold beer or hand dipped milkshakes. Over three generations of customers have been coming to the store and bar; from soldiers returning from WWII to young children who learned how to hunt their pennies to buy candy. Customers still come in to reminisce about learning the value of money from the Owner or spending time with some of our veterans at the bar. The two businesses are a landmark for specialty sporting goods, cold beer and a nice stiff drink.

THE LOCATION

Located on a main arterial the parcels included in the sale have good visibility, ample frontage, excellent access and a hard corner. The subject property would be a prime location for new retail, office or office-retail development. There is also a duplex on the property that leases for a total of \$1,025 per month.

THE STRENGTHS

The strengths consist of two iconic businesses operating over three generations. The retail business carries an impressive selection of hunting and fishing gear. The bar is famous for stiff drinks and the coldest beer in town. This strategic location has easy access with plenty of parking.

THE REASON FOR SELLING

The Owners are ready to retire.

THE IDEAL BUYER

The ideal buyer would be any entrepreneur interested in capitalizing on a 75 year established operation who would enjoy bringing it to a new level. Other buyers may be more interested in the real estate which has multiple potential uses and is one of the few remaining parcels of this size in the area.

THE POSSIBILITIES

The Sporting Goods/Neighborhood Bar concept is very well known and could easily be continued. The real estate could also be further developed and/or completely redeveloped for another use. The configuration of the property, excellent frontage, hard corner and easy access make it a prime re-development site.

ASKING PRICE

\$35,814

TERMS:
Cash

ASSET PRICE ALLOCATION

+/-1.07 Acres (+/- \$11 PSF)	\$513,414
+/-3,500 SF Building (assessed value)	105,500
+/-1,434 SF Duplex (assessed value)	59,400
Furniture Fixtures & Equipment	23,000
Inventory	<u>134,500</u>

Total Assets **\$835,814**

Boise Liquor License Available* **\$180,000**

*Liquor license available separately and subject to the sale of the property. Buyer to pay transfer fee.

All values provided by Seller

INCOME STATEMENT SUMMARY

Confidentiality Agreement Required to Obtain Financial Information (click [here](#))

**DO NOT DISTURB THE BUSINESS
OR SPEAK TO EMPLOYEES
ABOUT THIS PROPERTY**

Contact Agent for details and/or
to tour the property

Request Additional Information:

Brent Bungard

Call 208-639-6168

bbungard@arthurberry.com