

SPORTS BAR AND RESTAURANT

Treasure Valley, Idaho Location

THE OPPORTUNITY

Hands down the best existing turnkey sports bar/restaurant themed facility available in the Treasure Valley today. This operating business can be taken over as is (including use of business name) or a buyer may change the name and theme. However, the restaurant is loaded with state-of-the-art flat screen TVs, 45 in total including a combination of 51, 60, 70 and 80 inch screens as well as a 120 inch TV and a large video wall. The current menu features a combination of conventional and creative burgers, sandwiches, steaks, salads, flat breads and fish along with a good variety of appetizers. A signature bar is the focal point of the facility (restaurant actually has two bars) with 84 taps. **The price includes a liquor license!**

THE STRENGTHS

Total restaurant/bar seating capacity is approximately 250. Along with the bar seating, dining area seating includes a combination of two and four-top bar stool tables, standard four-top tables and several booths. Another unique feature of the restaurant is an informal meeting/event room that bucks the tired "boardroom" look with a fresh casual and very distinctive conversational setting. This venue is an asset to the facility that speaks for itself, but importantly, should be a significant revenue generator for the restaurant. The kitchen is equipped and set up as an efficient production area to service a high volume demand. Rounding out the operation is a state-of-the-art point of sale system that tracks seating, detailed ticket data and a large menu of management reports. The restaurant is currently fully staffed with quality management depth and experienced kitchen and service personal.

THE LOCATION

The business is located on a major arterial. It is highly visible with easy access. The site has abundant parking. Significantly, it is located very close to major sports and entertainment venues which provide a big business boost on sporting and event days and evenings. The restaurant is perfectly located to advantage of the strong demographic profile within a three mile radius of the site. The facility is well over 7,000 square feet and is freestanding adding the opportunity to build business identity. The building is leased and the landlord is willing to discuss a long term lease extension.

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
POPULATION			
2014 Estimated Population	13,747	45,614	77,968
2019 Projected Population	14,216	47,543	81,096
HOUSEHOLDS			
2014 Estimated Households	6,575	21,580	36,379
2019 Projected Households	6,859	22,671	38,124
2014 Est Average HH Income	\$51,138	\$54,251	\$56,346
2019 Est Average HH Income	\$60,211	\$66,705	\$69,675
BUSINESSES / EMPLOYEES			
Total Businesses	1,064	4,941	8,197
Total Employees	9,909	42,781	66,529
SOURCE: US Bureau of the Census, 2010 Census of Population and Housing. ESRI Forecasts for 2014 and 2019. ESRI Converted Census 2000 Data into 2010 Geography			

THE POSSIBILITIES

An opportunity to purchase a restaurant/bar business in a facility such as this in an "A+" location is not an often occurrence. It is an outstanding opportunity for a restaurant entrepreneur or existing restaurant operator looking to add locations. Finally, take advantage of an exceptional value. This restaurant, equipped as it is, including the tenant improvement buildout and a liquor license, likely could not be duplicated for under a million dollars! The operation is currently passively owned, however a new owner could take over active management.

ASKING PRICE

\$450,000

Including Seller-Owned
Furniture, Fixtures & Equipment
and Liquor License

TERMS:

Cash

Financially qualified interested parties can receive additional details upon execution of a [Confidentiality Agreement](#) and demonstration of financial capacity.

Request Additional Information:

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