

# SPECIALTY HAMBURGERS & FROZEN DESSERTS

Meridian, Idaho

## THE COMPANY

Established in 2012, the Company started out as the largest self-serve yogurt café in Idaho with 10 soft serve machines offering 12 flavors of yogurt, sorbet and soft serve ice cream. After a successful launch the owners were getting many requests to augment the delicious treats with food items. In 2015 additional square footage was added to accommodate a full kitchen with hood system. The new menu incorporated Angus burgers and fries along with specialty items with a focus on quick to order food.

## THE LOCATION

The space is on the corner of the third busiest intersection in the state. The interior design has high ceilings and huge glass windows with an open atmosphere. The approximate 3,739 square foot space lease has a favorable base rent of \$13.77 per square foot plus NNN expenses. There are over seven years left on the current lease with an eight-year option to renew. The space has a current capacity of 180 inside with additional seating of 48 on the popular outdoor patio.

## THE STRENGTHS

The strengths include a high exposure location that is surrounded by existing businesses and neighborhoods. The unique and custom build-out creates a festive atmosphere. Directly behind the location over 200 new apartments were recently completed and now filled with new residents and customers. In addition, several other large scale housing and apartment projects are currently under construction.

## THE REASON FOR SELLING

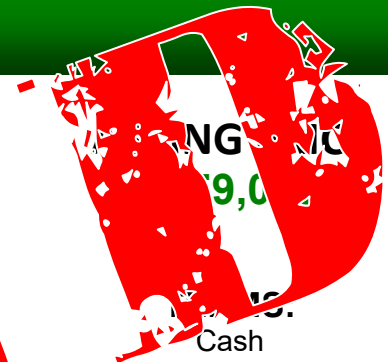
The father and son team have gone through changes professionally and one team member has taken a new career path. They have decided it is best to pass the torch to a new Owner.

## THE IDEAL BUYER

The ideal buyer would be any restaurateur/entrepreneur interested in a vibrant high traffic location in one of the fastest growing cities in the United States.

## THE POSSIBILITIES

A new Owner could continue and/or add menu items to the current format or change to any concept desired. This is a great opportunity for a new Owner to capitalize on an excellent location and build-out for a fraction of the initial cost. Third party delivery service and a streamlined to-go menu would be well received. A beer and wine license would be an easy addition to increase revenues.



## ASSETS

Furniture, Fixtures & Equipment	\$225,000
Inventory	<u>2,000</u>
<b>Total Assets</b>	<b>\$227,000</b>

All values provided by Seller

## INCOME STATEMENT SUMMARY

Gross Sales	See Agent
<b>Cash Flow</b>	<b>See Agent</b>

Financial information provided by Seller

## REQUEST ADDITIONAL INFORMATION

TO RECEIVE ADDITIONAL INFORMATION, please [CLICK HERE](#) to fill out and submit an electronic Confidentiality Agreement. This agreement can also be requested by contacting the agents below.

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