

# FULLY EQUIPPED RESTAURANT W/HOOD

Meridian, Idaho

Reduced Price!

## THE COMPANY

Established in 2009 this location is a successful full-service deli as part of a multi-location concept. Although the Company has been prosperous at this location the owners are now switching gears and upon the sale will vacate the premises.

The new Owner will acquire a fully equipped restaurant including a hood system for a fraction of the initial cost to start-up.

## THE LOCATION

The prime location is in one of the fastest growing cities in the country on a major east/west arterial offering easy access. The site is near subdivisions, multi-family developments and other businesses. The end-cap space is located in a strip mall which has a diverse tenant mix that generates a lot of traffic. The +/-1,600 square foot operation is efficiently laid out and leases for a favorable \$16 per square foot, NNN. A new lease will be negotiated as part of the Purchase Agreement.

## THE STRENGTHS

The strengths include a location that has a proven, successful track record for over a decade. The easy access location has abundant parking and good exposure within the development. A new Owner should be able to capitalize on the longstanding customer base and seamlessly introduce them to a new concept.

## THE REASON FOR SELLING

The owner is reworking his business plan and, although the location is profitable, they will be leaving the premises upon completion of the sale.

## THE IDEAL BUYER

The ideal buyer would be any restaurateur interested in a turnkey location on a high traffic corridor with all assets included. The space is ideally set up for a specialty sandwich shop or deli but can accommodate many other concepts.

## THE POSSIBILITIES

This is a rare opportunity to purchase a turnkey, fully equipped restaurant. A new owner only needs to change signage, develop a menu and open for business.

## ASKING PRICE

~~\$55,000~~

Price Reduced to

**\$47,000**

## TERMS:

Cash

## ASSETS INCLUDED (at Cost)

POS System	\$2,500
Slicer	3,000
Fryer	5,000
8' Deli Case	5,800
6' Deli Case	4,500
4' Hot Case	2,000
Tower Oven w/Proofer	2,000
2 Microwaves	653
Reach-in Refrigerator	2,145
Reach-in Freezer	3,140
6' Sandwich Prep	3,095
Ice Machine	2,250
3-Compartment Sink	900
2 Vegie Sinks	680
Hand Sink	150
4' Hood w/Ansul Suppression System	12,000
Tables and Chairs	4,000
Misc Scales, Pans, Trays, Crocks, etc	<u>1,000</u>
Total FF&E	\$54,813
Other Assets:	
1,500 Gallon Grease Trap	5,000
Sewer & Impact Fees	15,000
Tenant Improvements	<u>20,000</u>
<b>Total Asset Value</b>	<b>\$94,813</b>

## 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 agent below.

**ARTHUR BERRY  
& COMPANY**

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