

FULL-SERVICE RESTAURANT W/ REAL ESTATE

Boise, Idaho

THE COMPANY

Established for over six years, this restaurant has a dedicated following of customers and has received numerous accolades and awards since inception. The old world upscale vibe offers a delectable menu with ingredients sourced locally whenever possible and a focus on exceptional food offerings paired with excellent service and libations. There is a full bar with creative specialty cocktails and a world-class wine inventory. Customers frequent the restaurant for business lunches, to celebrate any special event, or to sample the vast wine selection. The elegant space has an historic turn-of-the-century appeal and also offers a unique private party room along with a large patio for patrons seeking an outdoor dining experience.

THE LOCATION

The prime downtown location is close to many new residential and commercial developments. The space is approximately 2,256 square feet and well laid out for an intimate dining experience. Inside, the current capacity is 60 in the main dining area plus the additional private party room that seats 24. The patio area can accommodate up to 62 guests.

THE STRENGTHS

The multiple strengths of this opportunity include an iconic location in the downtown area. The immaculate build out and old world charm creates the ultimate upscale ambience providing a memorable experience for customers seeking a quality business lunch or a special place to celebrate any occasion.

THE REASON FOR SELLING

The owners have enjoyed starting and growing the business but are now ready to retire from the industry.

THE IDEAL BUYER

The ideal buyer is any restaurateur interested in the vibrant downtown restaurant and bar scene as well as owning a unique piece of history that will endure over the ages.

COMMENTS

This is a rare opportunity to own a business and real estate in the downtown area. A new Owner may want to continue on with the successful format in place or bring in their own concept to this storied one-of-a-kind space.

ASKING PRICE

\$1,320,000

TERMS:

Cash

ASSETS

| | |
|---------------------------------|--------------------|
| Real Estate | \$900,000 |
| Furniture, Fixtures & Equipment | 212,000 |
| Inventory | 10,000 |
| Wine Inventory | <u>170,000</u> |
| Total Assets | \$1,292,000 |

All values provided by Seller

INCOME STATEMENT SUMMARY 2019

| | |
|------------------|------------------|
| Gross Sales | \$1,082,551 |
| Cash Flow | \$155,154 |

Financial information provided by Seller

REQUEST ADDITIONAL INFORMATION

TO RECEIVE ADDITIONAL INFORMATION, please click the link below to fill out and submit an electronic **Confidentiality Agreement**.

<https://arthurberry.com/ca2>

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