

# RESTAURANT WITH REAL ESTATE

## Wood River Valley, Idaho Location

### THE COMPANY

Established for over a quarter of a century, this restaurant is one of the staples of the area; a favorite choice of both locals and tourists. The menu is small with an emphasis on authentic cuisine, delicious flavorful dishes and desserts while sourcing local products when possible. The owners and loyal staff focus on quality, fair pricing, consistency and striving to exceed customer expectations. The business has served multiple generations of customers over the years who continue to be regulars at the restaurant. Even during the COVID year with shutdowns and less tourism, sales were up from the previous year!

### THE LOCATION

Located in a prime area that has excellent foot traffic, easy access and plenty of parking, the restaurant offers an intimate atmosphere with indoor and outdoor dining. The building is approximately 1,800 square feet with an outdoor patio of +/-800 square feet that sits on a +/-3,000 square foot lot.

### THE STRENGTHS

The obvious strengths include a premier location and decades long reputation for genuine cuisine, great service and cozy atmosphere. Long-time employees are another attribute that makes the business a success. Unsolicited recommendations from hotels, motels, concierges, Air B&B hosts and satisfied customers keep the restaurant busy. There is no slack season here; locals make up a large percentage of clientele and tourists embrace the restaurant year round making it challenging to get a table without a reservation.

### THE REASON FOR SELLING

The Owners are ready to retire from the food industry and focus on family.

### THE IDEAL BUYER

The ideal buyer would be any restaurateur looking for the perfect established resort location that includes real estate, is turnkey and ready for new Ownership.

### THE POSSIBILITIES

There is excess property to either expand the outdoor seating area or add on to the restaurant. A new Owner could keep the current concept or bring their own format to this proven location. Hours and days of operation could be increased to maximize profitability. The offering is a rare opportunity to own the real estate and business together - no third party landlord to deal with.

### ASKING PRICE

**\$800,000**

### TERMS:

Cash

### ASSETS

Real Estate	\$600,000
Furniture, Fixtures & Equipment	20,000
Inventory	<u>9,000</u>

**Total Assets** **\$629,000**

*All values provided by Seller*

### INCOME STATEMENT SUMMARY

Gross Sales	\$451,757
<b>Cash Flow</b>	<b>\$63,997</b>

*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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