

# PRIME LOCATION FULLY EQUIPPED RESTAURANT

## Boise, Idaho

### THE COMPANY

Established 16 years ago, this specialty restaurant has a loyal customer base that provides a steady stream of repeat business. The restaurant focuses on authentic, fresh offerings with enough variety for everyone to enjoy, along with the availability of beer and wine. There has only been one dinner service since 2017 so there is a great opportunity to expand sales by increasing hours opened. Since the previous owner started the restaurant was closed for three months in 2020 and has been fully offering service with no sit down service. The kitchen is completely equipped with a hood and fryer, a reach-in refrigerator, a freezer.

### THE LOCATION

This prime location is close to downtown Boise State, large office buildings and new apartment complexes. There is plenty of parking and easy access from two major streets. There is a 50-space seating capacity and an area outside to add a patio. The leased space is 1,012 square feet and part of a strip mall with a variety of other businesses. There is one year remaining on the current lease.

### THE STRENGTHS

The main strength is the location with major development currently under way in all directions. In addition, the loyal customer base could be capitalized on by offering more menu items and additional hours of operation.

### THE REASON FOR SELLING

The owners would like to retire after spending 16 years at this location. They are ready to make a lifestyle change and spend more time travelling and visiting family.

### THE IDEAL BUYER

An ideal buyer would be someone with restaurant experience that would like to go out on their own with the existing menu or create a new concept for this location.

### THE POSSIBILITIES

With hours being limited the last several years, a new owner could easily increase sales by offering longer hours. In addition, reopening sit down dining would attract additional customers. The location could easily make this a popular neighborhood attraction.



### ASSETS

Furniture, Fixtures & Equipment	\$64,700
Inventory	<u>5,000</u>
<b>Total Assets</b>	<b>\$69,700</b>

*All values provided by Seller*

### 2019 INCOME STATEMENT SUMMARY

Gross Sales	\$217,846
Net Income	\$38,163
<b>Cash Flow</b>	<b>\$79,910</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**.

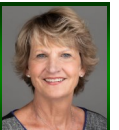
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