

RESTAURANT / BREWERY

Southwest Idaho Neighborhood Location

THE COMPANY

This well-established brewpub was launched with a commitment to sourcing locally, creating innovative dishes from scratch inspired by the season, and brewing over 60 styles of unique beers. The business has a custom build-out that radiates a friendly vibe and offers a combination of indoor and outdoor seating. The brewpub is a neighborhood gathering place as well as a destination for beer nerds seeking the latest innovative brew. The unique, seasonally-changing menus and small batch crafted beers are highly regarded; ambiance and food compliment the beer. Kegs are distributed to various restaurants and bars in the area and patrons fill growlers with the favorite beverage to go.

THE LOCATION

The highly visible location has easy access and plenty of parking. The space is approximately 2,826 square feet and leases for a favorable \$20.33 per square foot NNN. There are approximately five years left on the current lease with two five-year options to renew.

THE STRENGTHS

The multiple strengths include the neighborhood family friendly atmosphere along with the popular patio where patrons enjoy a beer, soak up the sun and people watch. The Brewpub is famous for constantly innovating and exploring new styles of beer. Their enticing menu is flexible enough to accommodate almost any dietary restriction combined with attentive customer service. The prominent location is in a high income demographic area.

THE REASON FOR SELLING

The Owner is passionate about food and brewing beer but is ready to sell and focus on other endeavors.

THE IDEAL BUYER

The ideal buyer would be another brewpub interested in a new market area, a beer aficionado or a restaurateur interested in acquiring a well established restaurant/brewery.

THE POSSIBILITIES

This very popular concept has a loyal clientele and hundreds of five star reviews. A new Owner can always integrate other offerings based upon different tastes and/or ideas. Beer delivery would be a possible area for expansion as well as increasing the geographic area for keg sales and/or adding a liquor license.

ASKING PRICE

\$365,000

TERMS:

Cash

ASSETS

Furniture, Fixtures & Equipment	\$322,800
Inventory	<u>25,000</u>

Total Assets **\$347,800**

All values provided by Seller

2019 INCOME STATEMENT SUMMARY

Gross Sales	\$1,438,999
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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/confidentiality-agreement>

**ARTHUR BERRY
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 www.arthurberry.com

Brent Bungard

208-639-6168

bbungard@arthurberry.com

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