

POPULAR LOCAL FULL BAR W/REAL ESTATE

East Idaho Location

THE COMPANY

This local favorite has been operating in East Idaho for decades, with a focus on providing a fun atmosphere for their loyal customer base. Open for lunch and dinner seven days a week, they feature a small menu of your favorite American bar food items. They offer a rotating beer selection served on 11 taps, as well as a full selection of cocktails. The facility is designed for entertainment, with multiple activities to keep customers engaged. There are currently seven full and part time employees, and the owner is active in the day-to-day operation of the business. The owner desires to sell the business and real estate together.

THE LOCATION

Included in the sale is the +/-6,500 square foot building on 0.46 acres. The current site offers ample parking and is located in a high traffic area. Current seating capacity is 50+ inside, with a patio that will accommodate an additional 20. The owner recently had the building's exterior painted, added on the enclosed patio area, updated exterior signage, replaced the water heater, and updated interior lighting and flooring.

THE STRENGTHS

After decades in operation, the bar has a name that is recognized by most in its community. It also offers a unique environment unlike anything else in Eastern Idaho. The operation is turnkey, and ready for the next generation of ownership.

THE REASON FOR SELLING

The owner has worked in this business for their entire career and wishes to retire and relocate. The business is ideally suited for an owner operator OR an investor who wants to grow the menu with additional offerings. The owner will provide training and assistance to the new owner for an agreed upon period of time.

THE POSSIBILITIES

A new owner could add additional menu items to expand the food side of the business, create a menu of exclusive cocktails, and rent the facility to companies for parties and events.

ASKING PRICE

\$1,615,000

TERMS:

Cash or 3rd Party Financing

ASSET PRICE ALLOCATION

Real Estate	\$1,300,000
Furniture, Fixtures & Equipment (est)	50,000
Liquor License	200,000
Inventory	15,000
Business Value	50,000

Total Assets **\$1,615,000**

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales Contact Agent

ADDITIONAL INFORMATION

Additional information gladly provided to financially qualified buyer prospects who submit a Confidentiality Agreement (click on the link below).

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>

**ARTHUR BERRY
& COMPANY**

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