

# FULL SERVICE RESTAURANT

## Boise, Idaho

### THE COMPANY

This restaurant has been in continuous operation since 1980 offering breakfast, lunch and dinner alongside a newly remodeled full service lounge with large screen TVs. There is also a private banquet facility for up to 50 people. The busy location serves a diverse group of loyal customers from city, state and federal agencies, locals and seasonal clientele. Customers enjoy great food and service from a loyal staff; many have been with the business for over 20 years.

### THE LOCATION

The freestanding building is approximately 6,277 square feet with a large parking area and easy access. A well maintained exterior has mature landscaping. The interior has a nice layout with a large capacity kitchen and comfortable atmosphere. The building leases for a base rent of \$5,865 per month and has approximately three years left on the lease plus one five year option to renew. The dining area has seating capacity of 110, lounge capacity of 50 and banquet room capacity of 50.

### THE STRENGTHS

A few of the obvious strengths include a long established popular restaurant that is well known for excellent food, good value and attentive service any time of day or night. The high traffic area generates constant business from local customers, government agencies, surrounding businesses and people traveling in and out of the area. This proven concept has a loyal following of locals and travelers alike.

### THE REASON FOR SELLING

The owners are ready to sell and focus on another career path.

### THE IDEAL BUYER

The ideal buyer would be any entrepreneur interested in continuing this successful concept. A local operator, or regional or national chain with a similar format should see the value in location, build-out, favorable lease and proven long term success.

### THE POSSIBILITIES

Originally a franchise, the business enjoys built-in name recognition in the region that could be capitalized on by a new owner. The business is well positioned to take advantage of catering opportunities at nearby hotels and the resurgence in travel.

### ASKING PRICE

~~\$190,000~~

Price Reduced to  
**\$100,000**

### TERMS:

Cash

### ASSETS

Furniture, Fixtures & Equipment (Cost Basis)	\$249,000
Inventory	<u>7,000</u>
<b>Total Assets</b>	<b>\$256,000</b>

*All values provided by Seller*

### INCOME STATEMENT SUMMARY

Gross Sales	\$653,055
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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](http://www.arthurberry.com)

**Brent Bungard**  
208-639-6168  
[bbungard@arthurberry.com](mailto:bbungard@arthurberry.com)

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