

NEIGHBORHOOD RESTAURANT WITH FULL BAR

Treasure Valley, Idaho

THE COMPANY

This local gathering place was established over five years ago focusing on a quality made-from-scratch American style menu coupled with service oriented staff to create the perfect neighborhood vibe. The menu is customized for the demographics of the area with diverse entrees, soups, sandwiches, daily/seasonal specials and appetizers to satisfy almost everyone. There is a full bar with an impressive selection of cocktails and wine along with hand-picked rotating beers on tap. The atmosphere is a quaint, intimate setting that immediately makes patrons feel welcome whether dining inside or on the popular dog friendly covered patio.

THE LOCATION

This prime location offers easy access and has on-site parking as well as street parking. The +/-2,000 square foot restaurant has an efficient layout and full kitchen inclusive of a 12' hood system enabling high volume for a space of this size. The lease rate is a favorable \$18.00 per square foot plus NNN expenses; there is less than a year remaining on the current lease plus an option to renew. The high foot traffic complex features an anchor store with a synergistic tenant mix.

THE STRENGTHS

Numerous strengths include an affluent demographic locale close to downtown and a following of devoted customers who frequent the restaurant and provide excellent word of mouth recommendations. The Owners, chef and waitstaff are friendly and caring, always ensuring the food and service is consistently outstanding.

THE REASON FOR SELLING

The Owners enjoy the business but are now ready to retire.

THE IDEAL BUYER

The ideal buyer would be any restauranter seeking a proven concept and location that has all the attributes for success.

THE POSSIBILITIES

The restaurant is prospering and garners hundreds of 5-Star reviews on Google, Yelp and Trip Advisor. A new Owner could easily add breakfast and/or offer brunch on weekends, tweak the existing format or bring in their own concept.

ASKING PRICE

\$195,000

TERMS:

Cash

Liquor License Available

\$350,000

(Business available w/o Liquor License)
(Liquor License NOT available separately)

ASSETS

Furniture, Fixtures & Equipment	\$75,910
Inventory	14,000
Total Assets	\$89,910

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales	\$713,356
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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>

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