

HIGH VOLUME RESTAURANT w/REAL ESTATE

Eagle Road Location in Meridian, Idaho

THE COMPANY

Established for over a decade, the company offers freshly made home style cuisine in a friendly, inviting atmosphere that is comfortable to all. The large diverse menu has something for everyone; most patrons have trouble deciding what delicious dish to try next. Generous portions and reasonable pricing are other attributes the business is famous for. The restaurant sources products from local vendors whenever possible with the goal of providing fresh, high quality meals that keep folks coming back. The operation also has a full bar and liquor license. There is a space with capacity of approximately 80 for private parties with the option of creating custom menus for the perfect event. They also offer on-site or off-site custom catering for weddings, birthdays, corporate parties and large family gatherings.

THE LOCATION

The prime visible location has one of the highest traffic counts in the state with a central location that draws customers from all over the geographic region. The custom building is over 7,000 square feet and sits on +/-1.3 acres. The 340 plus seat restaurant has additional seating available on the outdoor patio dining area and is supported by a large kitchen/production area that has ample capacity. The location is shadow anchored by a national retailer and is close to many other retail stores, banks, multi-family developments and more.

THE STRENGTHS

One of the main strengths of this opportunity is the premier freestanding building with high visibility, monument signage and abundant parking. Other strengths include a loyal following of customers who will wait for an hour or more to indulge in their favorite meal and libation. Sales rebounded in 2021, exceeding 2019 levels. An opportunity to purchase an existing restaurant that includes real estate in this area is extremely rare.

THE REASON FOR SELLING

The owner is ready to retire.

THE IDEAL BUYER

The ideal buyer could be a national chain interested in one of the most desirable high traffic areas in the state or an individual restaurateur who could continue with the successful format or bring their own concept.

THE POSSIBILITIES

Sales could easily be increased with expanded hours of operation and more focus on the bar and liquor sales.

ASKING PRICE

\$4,500,000

TERMS:

Cash

ASSETS

Real Estate (assessed value)	\$3,700,000
Furniture, Fixtures & Equipment	371,320
Liquor License	65,000
Inventory	<u>20,000</u>

Total Assets **\$4,156,320**

All values provided by Seller

INCOME STATEMENT SUMMARY 2021

Gross Sales	\$2,436,286
Cash Flow	\$483,548

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/ca2>

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& COMPANY**

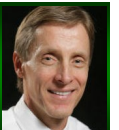
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