

LARGE STANDALONE RESTAURANT PROPERTY

with Liquor License Lease - Boise, Idaho

THE COMPANY

This is a unique opportunity to purchase a 6,000 square foot, standalone restaurant in Boise, Idaho. The current concept was established in 1985 and the location is well known to customers throughout the Treasure Valley. There is a separate bar area for private events, along with a private dining room for larger groups. The seller owns the building and will negotiate a NNN lease rate with the new owner. In addition, there is a liquor license available for lease at \$3,500 per month.

THE LOCATION

The location is centrally located in an area with many other restaurants and shops. It is easily accessible with paid parking from anywhere in the Treasure Valley. It is also in an area with several other activities taking place throughout the year.

THE STRENGTHS

This restaurant has an established track record for strong sales and profitability. The location is ideal for a new owner to bring a new concept that could build even stronger sales. The space is a "blank canvas" with an open concept that can be transformed into many optional themes. It is also in a location that attracts a wide variety of potential customers.

THE REASON FOR SELLING

The current owner has been in the restaurant business for several decades and is ready to provide a buyer with a great opportunity to turn this location into a new concept.

THE IDEAL BUYER

This is ideal for someone who wants to develop a high volume franchise/restaurant concept or to develop an entertainment destination.

THE POSSIBILITIES

There are endless possibilities to capitalize on this superior location for a restaurant or other venue that is conducive with other activities provided in this part of Boise.

ASKING PRICE

\$450,000

TERMS:

Cash

ASSETS

Furniture, Fixtures & Equipment	\$200,000
Inventory	<u>5,000</u>
Total Assets	\$205,000

All values provided by Seller

INCOME STATEMENT SUMMARY (2022)

Gross Sales	\$1,383,001
Net Income	\$214,564
Cash Flow	\$263,853

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**.

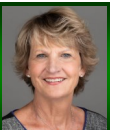
<https://arthurberry.com/confidentiality-agreement>

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