

EAST IDAHO DINER WITH WESTERN THEME

Idaho Falls Location

THE COMPANY

Located in Idaho Falls, this family style restaurant first opened 12 years ago with an idea of serving home cooked meals to a local crowd. Over the years the locals became regulars, and travelers discovered this hidden gem. Breakfast, lunch, and dinner are served daily in a dining room that seats 65. The restaurant serves as a neighborhood gathering place for locals, and a gathering place for families.



Click [here](#) to view images

THE LOCATION

The leased freestanding restaurant building occupies a space of approximately 2,100 square feet, and has a dedicated parking lot for customers. The business is centrally located with over 200,000 people within a 25-mile radius. The Idaho Falls Metropolitan Statistical Area has grown by over 25% in the last 10 years and looks poised to continue that growth.

THE STRENGTHS

Over their 12 years of operation the owners have focused on high quality food, and hometown service. Sales saw a small decrease thru COVID, but rebounded to record levels in 2021. The owners have seen sales grow significantly over the years. The restaurant is ideally located to capture tourist traffic, has a history of strong financial performance, and is primed to continue growing.

THE REASON FOR SELLING

After 12 years in business, the owners wish to retire and sell to let a new owner/operator carry on the legacy of the business.

THE IDEAL BUYER

An individual with restaurant industry experience and a desire to continue the customer focused strategy of the business would be the ideal buyer. The operation is well suited as a family run business.

THE POSSIBILITIES

The current owners believe the market demand would support additional days and hours of service. The new owner could expand the existing menu, pursue catering, or both!

ASKING PRICE

~~\$235,000~~

MOTIVATED SELLER!

Price Reduced to

\$199,500

TERMS:

Cash

ASSETS

Furniture, Fixtures & Equipment	\$14,300
Inventory	<u>6,000</u>
Total Assets	\$20,300

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales (3-yr Average)	\$700,000
SDE* (3-yr Average)	\$115,000

Financial information provided by Seller

*Seller Discretionary Earnings

**Please Do Not Disturb
Business Owner or Speak
to Employees about this
Opportunity**

Contact Agent for Details
and/or to Tour the Business

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

Chip Langerak
208-639-6176
chip@arthurberry.com

File 5144 / Rev20230620



DISCLAIMER: All information contained herein has been provided by the Client Company and while believed to be correct has not been verified. This information, including any recast and/or projections of financial data, reflect considerable assumptions and subjective judgments which may or may not prove to be correct. There can be no guarantees that the Company's past performance is achievable in the future. Arthur Berry & Company makes no representations or warranties as to accuracy, truthfulness or completeness of the information presented herein and shall not be liable for any loss or injury in any way connected to this document. At all times Arthur Berry & Company and its agents are agents for the Seller and not for the Buyer, unless otherwise provided in writing. Recipient must do their own due diligence. Price and terms are subject to change.