

POPULAR RESTAURANT AND BEER/WINE BAR

with Real Estate in McCall, Idaho

THE COMPANY

This extremely popular local institution has been in business since 1995. Their food is widely acclaimed as the best of its cuisine in the area. The business has consistently grown under the current owners since 2007. They have recently expanded the operation to include a rustic Lodge style beer and wine café. This expansion is currently contributing \$7,000+ in revenue per month (August 2022 to present) with anticipated large growth in 2023. Revenue has grown 35% over the past three years to \$1,037,000, with the beer and wine café continuing to ramp revenue. The business comes complete with all equipment, website, brand, established customer base, and all startup expenses in place for the expansion.

THE LOCATION

This location, in one of Idaho's best loved communities, is central in the McCall community with easy access to all major roads of the McCall area. The location offers convenient ingress and egress and parking lots, take out customer friendly porch for morning coffee and the beautiful patio on the recently completed new building built in 1991, has been completely updated since 2010 with electrical, plumbing, roofing, and other infrastructure improvements to support the restaurant and café operations.

THE STRATEGY

This opportunity is unique in many ways. It is widely regarded as best of its type of cuisine in the area, includes a second concept on site, and includes the real estate to make a complete diversified revenue stream that covers all seasons in this fast-growing area. It has been extremely well managed with involved owners and the employees love working here; a critical advantage in a workforce constrained resort region. This is really a unique opportunity to own a profitable McCall Institution and the valuable land it sits on.

THE REASON FOR SELLING

The current owners have other interests they want to pursue. They are mindful that finding appropriate, energetic new ownership, with a vision for the future, will provide the greatest potential for these businesses going forward. The current owners are interested in the new owner achieving a smooth transition and successful future.

THE IDEAL BUYER

The best buyer would be an involved owner who cares deeply about this legacy restaurant and the community it serves.

THE POSSIBILITIES

Expanded hours (they are currently closed on Sunday and Monday). Delivery could be offered. Ramping up marketing and advertising. Technology advancements such as POS or on line ordering. New market expansion into Donnelly, Cascade or even New Meadows could also be a possibility by leveraging the well-known brand.

ASKING PRICE

\$1,050,000*

*Price includes Business and Real Estate

Business Revenue: \$1,037,000
Real Estate: \$13,000

ASSETS

Furniture, Fixtures & Equipment	\$112,068
Inventory	10,000
Intangibles (website/customers/suppliers)	<u>127,932</u>

Total Assets \$250,000

All values provided by Seller

INCOME STATEMENT SUMMARY*

2021 Gross Sales \$932,734

2021 Cash Flow \$154,475

**All information provided by Seller. Arthur Berry & Company has no liability for accuracy or completeness of the Seller information provided*

REQUEST ADDITIONAL INFORMATION

TO RECEIVE ADDITIONAL INFORMATION, please click the link below to fill out and submit an electronic **Confidentiality Agreement**.

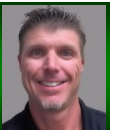
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