

DOWNTOWN SPECIALTY RESTAURANT

Southwest Idaho

THE COMPANY

The company was founded over a decade ago, driven by the owner's passion for creating delicious, authentic ethnic cuisine. By using only the freshest, high-quality ingredients, the menu offers a variety of complex flavors and visually appealing presentations. The restaurant takes pride in its in-house creations and local sourcing, ensuring fresh and flavorful dishes. Catering to a wide range of dietary preferences, this establishment has been very creative in building something delicious and unique for a wide range of palettes and dietary restrictions. Located strategically in downtown, the custom build-out creates an unparalleled ambiance. Visitors often consider it a "must-visit" part of the Idaho experience. The friendly and inviting atmosphere caters to families, small groups, business meetings, date nights, and solo diners.

THE LOCATION

This coveted location presents an exceptional opportunity. Situated in the heart of the city's vibrant downtown district, this highly sought-after site guarantees a steady influx of pedestrian traffic. Spanning approximately 2,894 square feet, this space leases at an exceptionally favorable rate of \$22.80 PSF, in addition to NNN expenses. With over four years remaining on the current lease and the option to renew for two additional five-year terms, this opportunity is simply too good to pass up. The space itself is a visual masterpiece, boasting a sliding front door that creates an open dining experience, along with a spacious patio that thrives during favorable weather conditions. This turnkey location comes fully equipped including a prep area, walk-in cooler, office, and storage for seamless operations.

THE STRENGTHS

The restaurant enjoys numerous strengths, such as being one of the premier destinations in the downtown area for both locals and visitors. The adventurous menu, coupled with a casual vibe and friendly, knowledgeable staff, has made it a favorite among customers. The concept has received hundreds of five-star reviews from satisfied patrons on platforms like Google, Yelp, Trip Advisor, and others.

THE REASON FOR SELLING

After successfully creating and building the business, the owner has decided to shift gears and prioritize spending more time with family.

THE IDEAL BUYER

The ideal buyer for this restaurant would be a restaurateur seeking a wildly popular and unique concept that has already gained significant traction in Idaho.

THE POSSIBILITIES

Although the business is thriving, there are opportunities for a new owner to further increase sales. Expanding operating hours to open seven days a week and extending evening hours will attract more customers and drive much more YOY revenue. Additionally, obtaining a liquor license to complement the current local taps, drink offerings, and cuisine would be advantageous. The space's acoustical design and fully integrated stage make it ideal for hosting live music events, presenting another avenue to boost revenue.

ASKING PRICE

\$500,000

TERMS:

Cash

ASSETS

Furniture, Fixtures & Equipment	\$185,000
Inventory	<u>15,000</u>
Total Assets	\$200,000

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales	\$1,132,965
Cash Flow	\$226,492

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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