

# DOWNTOWN BOISE RESTAURANT

## with Legacy Boise Liquor License

### THE COMPANY

This restaurant is prominently situated in the heart of the downtown core, a coveted location with high foot traffic. Covering approximately 3,800 square feet, the space features a meticulously crafted interior, including recent upgrades to the bathrooms, plumbing, front façade, windows and doors. Inside, it can comfortably accommodate around 150 patrons, while the outdoor patio adds room for approximately 46 more. The full kitchen is equipped for high-volume operations, complete with a basement storage area.

### THE LOCATION

The strategic 3,800 square foot space offers an impeccable welcoming ambiance. Whether dropping by for a classic cocktail and appetizers, a lunchtime bite or an evening meal, customers always enjoy the atmosphere. The current lease rate is \$26.30 per square foot, plus triple net charges (NNN).

### THE STRENGTHS

Some notable strengths of this establishment include its prime location and recent, extensive renovations. The popular outdoor patio consistently draws crowds, filling up during the transitional seasons and throughout the summer. The inclusion of a Legacy Boise Liquor License further enhances its appeal, making it an excellent opportunity for a new owner to seamlessly introduce a fresh concept. Constant flow of foot traffic and the synergy with neighboring businesses add to its attraction.

### THE REASON FOR SELLING

While the owner has enjoyed a successful run at this location, they are now ready to shift their focus to a new venture.

### THE IDEAL BUYER

The ideal buyer for this opportunity would be a restaurateur or bar owner seeking a location in one of the most coveted restaurant destinations in Treasure Valley.

### THE POSSIBILITIES

A new owner has the flexibility to continue with a similar operation or easily adapt the space to another restaurant or bar format and quickly rebrand/launch a new concept for a fraction of the time and cost of an original build-out.

### ASKING PRICE

**\$450,000**

#### Price Includes:

Restaurant	\$225,000
Liquor License	\$225,000

**SOLD AS PACKAGE ONLY**

### TERMS:

Cash

### ASSETS

Furniture, Fixtures & Equipment	\$195,000
Inventory	30,000
Liquor License	<u>225,000</u>
<b>Total Assets</b>	<b>\$450,000</b>

*All values provided by Seller*

### INCOME STATEMENT SUMMARY

No 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>

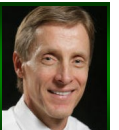
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