

BREWERY AND TAPROOM

Treasure Valley, Idaho

THE COMPANY

It is indeed the rare opportunity an affordable brewery comes available for purchase offering a path for an owner/brewer to realize his or her passion. This fully equipped five-barrel brewery and taproom is a popular part of the vibrant craft beer scene in the Treasure Valley. The taproom serves beer enthusiasts a variety of in-house brewed traditional and creative flavors and styles of beer from up to 19 taps. All beer recipes are included in the sale, however, a new owner will want to add their own creative flare. The taproom also has guest taps for ciders and non-alcohol beer. Wine is also available for customers. On the busier evenings, rotating food trucks serve food. The business is operated by a husband-and-wife team with occasional help from a family member. Given the seller's preference for simplicity and few employees, the business is currently open only five days a week. To enjoy an easy boost to revenue, a new owner may want to open seven days a week. The beauty of a five-barrel system is the ability to produce small batches for special brews or larger production runs of the more popular flavors. The brewery's glycol system has capacity to accommodate additional fermenters. The brewery has three five-barrel fermenters and one five-barrel brite tank. This five-barrel system can produce up to 155 gallons per beer batch. The capacity allows for the brewery to create high quality beer on a scale plenty accommodative for supplying its taproom. If a new owner has an interest in expanding the business into some level of distribution, additional production capacity is possible with the current brewery equipment, or one can expand to a larger barrel system.

THE LOCATION AND FACILITY

Located on a high traffic major Treasure Valley arterial, the business enjoys high visibility and easy access. The location provides the business with a perfect blend of industrial production use and retail exposure. The leased location is approximately 3,720 square feet. There is about three years remaining on the lease term with an option to renew for an additional five-year term. The current lease rate is favorable. The taproom seating capacity is 68 with bar stools, "comfy" couches, and conventional table seating. An adjacent patio adds additional seasonal seating capacity. The taproom also has a popular game room that includes a quality shuffleboard table, pool table, darts and an arcade game.

THE STRENGTHS

The company has an excellent reputation as a gathering place for friends, family and beer enthusiasts. The reputation for quality and creative beers brings customers to the tap room and the added friendly, cool vibe atmosphere keeps them coming back.

THE REASON FOR SELLING

The sellers love this business, however, one of the sellers has been selected for a life changing career opportunity.

THE IDEAL BUYER

The ideal buyer is an entrepreneurial minded person with a passion for craft brewing ready to put that passion into their own business. Most of the heavy lifting has been done. Bring your ideas and energy and enjoy this quality of life business.

ASKING PRICE

\$96,000

TERMS:

Cash or Terms
Acceptable to Seller

ASSETS

Inventory (included in Ask Price) \$6,000

Fixed Assets estimated value is above Ask Price

All values provided by Seller

INCOME STATEMENT SUMMARY

2023 Gross Sales Contact Agent

2023 Discretionary Cash Flow Contact Agent

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**.

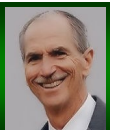
<https://arthurberry.com/confidentiality-agreement>

**ARTHUR BERRY
& COMPANY**

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