

POPULAR PUB & GRILL

Southwest Idaho Location

THE COMPANY

Established in 1983 this local gathering place is woven into the fabric of the community. Offerings utilize locally sourced products sourced from small farms and vendors whenever possible crafting fresh dishes that appeal to a wide range of customers. The popular bar includes 10 taps and two wines on draft along with an inventive array of cocktails. The friendly neighborhood vibe caters to a wide range of clientele with plenty of TV's for sports fans, quarter games, shuffle board, pool tables, and darts. Recent renovations include a complete re-build of the back-bar to accommodate cocktail production and liquor storage. A full kitchen was added for the newly developed pub menu.

THE LOCATION

The location has easy access on the "going home" side of the road making it an easy stop for regulars and is close to one of the largest residential neighborhoods in the Treasure Valley. The approximate 4,243 square foot space leases for a favorable \$16.15 per square foot NNN with approximately 2 1/2 years remaining plus one 5 year option to renew.

THE STRENGTHS

A few of the many strengths include being the only establishment within a two-mile radius with a full bar and liquor license. Many specialty nights like Trivia Game Night pack the house with laughter and comradery, pool, shuffleboard, darts and games keep the fun going. The diversified menu caters to every palate from meat eaters to vegetarians and vegans, ensuring there's something for everyone.

THE REASON FOR SELLING

The Owners have enjoyed the challenge of transforming a long established watering hole into a vibrant restaurant/bar that is enjoyed by locals and visitors alike and are now ready to move on to a new endeavor.

THE IDEAL BUYER

An ideal buyer would be any restauranter interested in a recently refurbished facility with Legacy Liquor License or an existing restaurant/bar owner looking for an easy expansion into a proven, lucrative market.

COMMENTS

All the hard work has been done on this opportunity. A new Owner can transition into a deal and reap the benefits of all the attributes in place. Sales and cash flow should continue to increase with the high grow of the surrounding area.

ASKING PRICE

\$600,000

TERMS:

Cash

ASSETS

Furniture, Fixtures & Equipment	\$153,819
Legacy Liquor License	300,000
Inventory	<u>9,000</u>
Total Assets	\$462,819

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales	\$1,520,881
Cash Flow	\$156,333

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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