

# 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 7 days a week. To enjoy an easy boost to revenue a new owner may want to open 7 days a week. The beauty of a five-barrel system is the ability to produce small batches for special brews or large quantities of the more popular flavors. The brewery's glycol system has the ability to accommodate additional barrels. The brewery has the five-barrel system and a five-barrel brewer. This five-barrel system can produce 15 gallons per batch. The system allows for the brewery to create high quality beer with plenty of room for supply to the taproom. If a buyer has an interest in expanding the business, the addition of distribution and production capacity is possible with the current equipment, and 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**



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>

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