

# NEIGHBORHOOD RESTAURANT & BAR

## Boise, Idaho

### THE COMPANY

Established over 17 years ago, this neighborhood gem is a cornerstone of the community. The restaurant and bar offers a diverse menu, from mouthwatering burgers and inventive sandwiches to tantalizing stir-fry dishes and appetizers. Fridays feature classics like fish and chips and clam chowder, while the weekends kick off with a brunch that sets the tone for lively weekend crowds. Sports fans flock to the establishment to catch NFL and MLB action on 12 strategically positioned televisions, enhancing the vibrant atmosphere.

### THE LOCATION

Located on a major arterial, the freestanding 2,500 square foot building has a capacity of 77 patrons and a favorable lease rate of \$22.28 per square foot, NNN. The popular outdoor covered patio of approximately 1,790 square feet features lush foliage and inviting fire pits. The location is conveniently accessible with ample parking.

### THE STRENGTHS

Founded almost two decades ago, the operation is a well known neighborhood gathering place but also attracts customers from all over the Treasure Valley. It is one of the few venues in the area with a full liquor license and offers a wide variety of local/regional micro beers and wines.

### THE REASON FOR SELLING

The owner has family obligations that require his attention in another state but will assist for a negotiable period to assure a smooth transition.

### THE IDEAL BUYER

An individual with restaurant and bar experience would be ideal for this business; someone that appreciates the appeal and friendliness of a loyal customer base and neighborhood atmosphere of this location. Existing bar/restaurant owners should consider the location with fully equipped kitchen/legacy liquor license for a seamless turnkey expansion into another market.

### THE POSSIBILITIES

A new owner could carry on with existing menu/bar offerings and continue to build on the successful format. There is also an opportunity to add new menu items and host special events to draw new customers to this location. With a solid foundation and upside potential, this business is primed for the next owner's vision.

### ASKING PRICE

**\$495,000**

### TERMS:

Cash

### ASSETS

Furniture, Fixtures & Equipment	\$140,232
Legacy Liquor License	300,000
Inventory	<u>6,000</u>
<b>Total Assets</b>	<b>\$446,232</b>

*All values provided by Seller*

### INCOME STATEMENT SUMMARY (2023)

Gross Sales	\$904,014
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*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**.

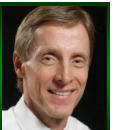
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**ARTHUR BERRY  
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 [www.arthurberry.com](http://www.arthurberry.com)

**Brent Bungard**  
208-639-6168  
[brent@arthurberry.com](mailto:brent@arthurberry.com)

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