

SPECIALTY RESTAURANT

Boise, Idaho

THE COMPANY

Established for over seven years, this iconic restaurant offers traditional cuisine driven by the owner's passion for creating quality authentic dishes. Focusing on fresh, uncomplicated old world recipes made from scratch, the restaurant has a cult-like following among patrons who appreciate a high-quality dining experience. There is a large wine selection to pair with any meal and an assortment of beer as well. The inviting atmosphere caters to families, small groups, date nights, and solo diners.

THE LOCATION

Located in a thriving growth area of Boise, Idaho, the restaurant benefits from high foot traffic, ample parking and easy access. The approximate 2,236 square foot space leases for a favorable \$2,995 per month, or \$16.07 per square foot, NNN. There are several years remaining on the current lease and one five-year option to renew.

THE STRENGTHS

A few of the restaurant's many strengths include a loyal customer base, a well designed full kitchen and specialized equipment for unique menu items. Reviews on platforms like Google, Yelp, Trip Advisor, and others are consistently five-star for food quality, daily specials, delicious desserts and attentive knowledgeable staff.

THE REASON FOR SELLING

The Owner is ready to retire but will stay on for a negotiable consulting period to assure a smooth transition of his successful concept to a new generation.

THE IDEAL BUYER

The ideal buyer could either appreciate the current concept and continue to build on this successful enterprise or utilize the custom-built full kitchen and equipment package to introduce a new format.

THE POSSIBILITIES

Although the business is successful and highly profitable there is potential for immediate sales growth by expanding operating hours to include a high margin quick serve lunch menu.

ASKING PRICE

\$275,000

TERMS:

Cash

ASSETS

Furniture, Fixtures & Equipment	\$136,054
Inventory	<u>24,000</u>
Total Assets	\$160,054

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales	\$635,981
Cash Flow	\$151,839

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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