

SPORTS PUB AND GRILL

Southwest Idaho Location

THE COMPANY

This iconic sports pub and grill is strategically located within a vibrant entertainment hub. The expansive open space has high ceilings, creating a spacious atmosphere and featuring 18 televisions including two big screen TVs for optimal viewing. Various sport memorabilia enhance the vibe while retaining a family-friendly environment. A unique gastro-pub menu offers something for everyone, including vegetarian options and flexibility to accommodate dietary restrictions. Families appreciate the kids' menu and game room to keep the kids (and adults) entertained. The ambiance is energetic and fun with a popular happy hour, specialty craft cocktails and over 20 beers on tap. They are open for lunch, dinner and brunch on Sundays to ensure sports enthusiasts can enjoy their favorite team.

THE LOCATION

Centrally located near a main arterial, hotels and other entertainment options, the business attracts both locals and travelers. The location has excellent visibility and convenient access with ample parking and handicap accessibility. The space is approximately 7,465 square feet and leases for \$19.88 per square foot, NNN.

THE STRENGTHS

Key attributes include a prime location with easy parking in a high foot traffic area. Completely remodeled in 2015, the venue features a high volume commercial kitchen, private party room for large groups, popular outdoor patio and adjacent playground. A friendly knowledgeable staff has developed a loyal following of regulars over the years. The concept has received hundreds of five-star reviews on platforms like Google, Yelp, Trip Advisor, and others.

THE REASON FOR SELLING

The Owner is ready to focus on other ventures.

THE IDEAL BUYER

An ideal buyer would be a regional/national chain seeking a strategic location for a large scale restaurant/bar or an individual operator looking for a turnkey business at a fraction of start-up costs.

THE POSSIBILITIES

A new owner could maintain the existing concept or transform the space to fit a new vision. The prime location, custom build-out, large kitchen and Legacy Boise Liquor License are desirable features for any operator.

ASKING PRICE

\$590,000

TERMS:

Cash

ASSETS

Furniture, Fixtures & Equipment	\$268,000
Boise Legacy Liquor License	300,000
Inventory	<u>22,000</u>

Total Assets **\$590,000**

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales \$1,753,327

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>

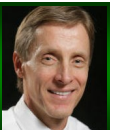
**ARTHUR BERRY
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 www.arthurberry.com

Brent Bungard

208-639-6168
bbungard@arthurberry.com

File 5228 / 20241029



DISCLAIMER: All information contained herein has been provided by the Client Company and while believed to be correct has not been verified. This information, including any recast and/or projections of financial data, reflect considerable assumptions and subjective judgments which may or may not prove to be correct. There can be no guarantees that the Company's past performance is achievable in the future. Arthur Berry & Company makes no representations or warranties as to accuracy, truthfulness or completeness of the information presented herein and shall not be liable for any loss or injury in any way connected to this document. At all times Arthur Berry & Company and its agents are agents for the Seller and not for the Buyer, unless otherwise provided in writing. Recipient must do their own due diligence. Price and terms are subject to change.