

Brewery and Tap House

Southwest Idaho



THE COMPANY

Founded on a lifelong passion for brewing, this Brewery has evolved into a distinguished craft beer brand. The journey took decades to create award-winning recipes which culminated with the grand opening of the Brewery. Initially launching with six distinctive beers, the Brewery has expanded to include an impressive lineup of over 40 beers along with numerous variants within each category. Committed to the principle that crafting exceptional beer is a fusion of artistry and scientific precision, the Brewery quickly garnered acclaim within the craft beer community, winning several prestigious Gold Medals and a subsequent Silver Medal further solidifying the Brand's reputation and following.

The Brewery is augmented by an on-site tasting room which hosts numerous events and games to keep the energy level high. A separate custom built Tap House offers their full range of beers plus wine and other drinks. The Tap House has a fun and inviting vibe, showcasing various entertainment and community events throughout the week along with popular annual celebrations that have become local traditions.

THE LOCATION

The centrally located Brewery/Tasting Room is +/-4,850 square feet and is leased for \$19.60 PSF NNN. The lease term is 5 years with one year remaining with a three-year option to renew. The separate Tap House is located in a +/-2,758 square foot facility leases for \$26.22 PSF with 3 years remaining and a three-year option to renew.

THE STRENGTHS

The popular beers have a wide distribution network and are enjoyed in both local markets and available at retail outlets like Albertson's, Fred Meyer, WinCo, and select convenience stores. The Brewery's brewing techniques, combined with a commitment to quality craftsmanship, ensures that each batch of beer maintains a consistent and high standard, synonymous with the Brand. The Brewery actively supports various non-profit organizations, underscoring the Owner's commitment to supporting the community and giving back.

THE REASON FOR SELLING

The Owner is retiring but is now ready to pass this opportunity on to the next generation of beer aficionados.

THE IDEAL BUYER

The ideal buyer would be an existing Brewery interested in acquiring a state-of-the-art Brewery/Tasting Room and Tap House or any entrepreneur passionate about craft beer who can leverage the established platform of business and intellectual property.

COMMENTS

This opportunity is primed for a new operator to capitalize on the established infrastructure, distribution channels and strong market presence. For Breweries producing over 30,000 barrels, acquiring an existing Brewery/Tap Room is the easiest path to break into the Idaho Market. New legislation effective July of 2024 states that a brewery producing more than 30,000 BBLs of beer a year can open a Tap Room only if the Brewery has been producing beer in Idaho for five years. Buying this opportunity is the solution for out-of-state breweries to seamlessly move into one of the most dynamic growth markets in the West.

ASKING PRICE

~~\$595,000~~

Price Reduced to
\$450,000



Brent Bungard

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File 5218 / Rev20250515

ASSETS

Furniture, Fixtures & Equipment	\$670,990
Tenant Improvements	176,800
Inventory	<u>30,000</u>
Total Assets	\$877,790

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales See Agent

Financial information provided by Seller



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TO RECEIVE ADDITIONAL INFORMATION, please click the link below to fill out and submit an electronic **Confidentiality Agreement**.

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