

Boutique Bar and Restaurant

A Local Gem in Idaho's Treasure Valley



THE COMPANY

Tucked into the heart of a thriving urban neighborhood, this well-known boutique bar and restaurant is more than just a business — it's a local landmark known for its traditional and curated cocktails, gentle vibey ambiance, and a food menu that draws loyal regulars and adventurous foodies alike. This is the rare opportunity to purchase a popular destination with built-in character. Since opening its doors, this full liquor establishment has indeed carved out a unique niche. The business back of the house and front of the house are fully staffed including a fulltime kitchen manager and general manager. The owner operates the business semi-passively, handling the bookkeeping and very limited day-to-day involvement.

With gross revenues just shy of \$1 million in 2024 and on a nearly similar trajectory in 2025, this business is a great opportunity for positive growth with semi passive ownership. There is still meat on this bone, however, with several tweaks the current owner could see a new and more active owner can boost sales and gross margin.

THE LOCATION

They say the three most important factors in a retail business are "product, location, location". This business model caters to a higher income demographic and is located in a high-traffic neighborhood. The leased location is 1,776 square feet of efficiently utilized space. The bar has 64 inside seating area and 24 outside seating. The total inside seating capacity is 64 with another 24 outside seats. The lease is for a term of approximately two years with an option to renew the lease.

THE STRENGTHS

This is a great opportunity for the real estate discussed above. One of the strongest selling points however, is the business is a well priced asset in the market to duplicate. The price of the business includes a legacy Retail Alcohol Beverage License (RABL) for confirm license (RABL).

THE REASON FOR SELLING

The sellers are winding down to retirement. While they are quite proud of the business model they created, they recognized there is still an opportunity to fine tune the business. They simply do not want to put the energy into the business to optimize its performance.

THE POSSIBILITIES

Whether you're a seasoned operator or an inspired entrepreneur ready to make your mark, this is your shot to step behind the bar of a brand that's already earned its stripes — yet there remains opportunity to scale profit through improved food cost efficiencies and actively manage to increase revenues.

ASKING PRICE
\$440,000

TERMS:



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ASSETS

Furniture, Fixtures & Equipment	\$173,000
Inventory	17,000
Liquor License	<u>250,000</u>
Total Assets	\$440,000

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales	\$980,842
Recast SDE*	\$135,500

*Financial information provided by Seller
Seller Discretionary Earnings



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