

# Turnkey Downtown Restaurant Facility

Former Wild Root Café - 276 N 8th St, Boise, ID



## THE OPPORTUNITY

This restaurant space offers a premier location in the heart of downtown Boise. Located in one of the most desirable and high-visibility areas of the downtown core, the space benefits from high foot traffic and year-round activity. The restaurant features an open atmosphere with high ceilings and expansive windows on the 8th Street pedestrian walkway. A popular patio provides al fresco dining throughout the spring, summer, and fall. The fully equipped kitchen includes a 12-foot Type 1 hood, hot cooking line, two walk-in units, bar setup, and coffee/espresso station. (See Asset List for complete details.)

## THE LOCATION

This location is a rare opportunity to acquire a fully built-out restaurant space. Designed for operational efficiency, the kitchen layout supports high-volume service and includes an employee restroom.

**Space Size:** +/-2,216 SF  
**Lease Rate:** \$31 PSF, NNN  
**Lease Term:** 3 years

## THE STRENGTHS

One of many strengths is being located in Boise's premier restaurant corridor — a destination for both locals and visitors. The area enjoys steady daytime foot traffic and transitions into a vibrant nightlife scene. Events such as Capitol City Market, Alive After Five, and First Thursday consistently draw crowds to the area, providing exposure and customers. The asking price is a fraction of the cost to complete a comparable build-out.

## THE IDEAL BUYER

This opportunity is ideal for a restaurateur, chef-owner, or bar operator looking for a turnkey space or a regional brand looking to establish a downtown presence.

## THE POSSIBILITIES

With a prime location, established infrastructure, and high visibility, a new owner can transform the space into almost any restaurant or bar concept; from upscale dining to cocktail lounge or café.



**Brent Bungard**

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File 5285 / 20260213

Formerly known as:



## ASKING PRICE

**\$49,000**

## TERMS:

Cash

## ASSET LIST

QTY	Description	Brand Name
1	Beverage Cooler Under Counter - 3 door, glass front	Falcon
1	Bar Ice Well with Drain Board and double speed well	Eagle
1	Liquor Well Storage - speed rack	Tabco
1	Bar Sink	Regency
1	Handwashing Sink	Regency
2	Vintage wall shelving in bar area	
1	Automatic coffee Brewer	Curtis
1	Espresso Machine - Super automatic - two bean hoppers	WMF
2	Warming Hot Well Unit	Classic
1	Toast POS System - 2 POS screens, 4 printers	
12	Dining Room Tables	
40	Dining room Chairs	
8	Bar stools	
16	Outdoor Tables	
36	Outdoor Chairs	
1	Outdoor 12 ft bar Table	
4	Outdoor bar stools	
4	Assorted outdoor planters	
1	Two-door undercounter beverage cooler - 4 ft	Turboair
1	flip top Deli Unit - with 4 refrigerated drawers - 6 ft wide	Traulsen
1	Convection Oven - single stack - full size - french doors, gas	Falcon
1	Convection Oven - Half Sheet pan size, electric	Moffett
1	Low boy drawer Refrigeration, 4 drawers	Falcon
2	Range Burner - 6 burner, gas	Royal
1	Griddle - 36 inch, gas	Cookrite
1	Deli Unit - 2 door, 4 ft wide	Avantco
5	Stainless Prep Tables - 6 foot, 5 foot, 4 foot (2) & 2.5 foot	
1	Full speed rack	
1	Half Speed Rack	
6	Assorted Food storage shelving - metro and galvanized	
1	Vegetable Prep Sink with side shelf	
1	3 compartment pot sink with above ground grease trap	
1	Single door stand up Fridge	Falcon
1	Connected, bluetooth stereo system	
2	Beverage Storage Racks (hall closet)	
	Assorted plates & bowls	
	Assorted Stainless steel & plastic food storage bins	
	Assorted cookware - pots, pans, etc.	
	Assorted Stainless Steel wall shelving in kitchen area	
	Assorted foodservice smallwares - whisks, ladles, etc.	
<b>Fixtures Included with the space</b>		
1	Walkin Freezer, 5x7 feet inside, with shelving, watercooled	Master Bilt
1	Walkin Cooler (Fridge) 5x7 feet with -shelving, watercooled	Master Bilt
1	Hot line vented hood system with ansul system - 12 ft	Captive Air
1	Ventless Hood with ansul system - 6 ft	GILES
1	Employee bathroom	



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**TO RECEIVE ADDITIONAL INFORMATION  
 PLEASE CONTACT BRENT**

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