

Sports Pub and Grill

Southwest Idaho Location



THE COMPANY

This long established and well-known Sports Pub is strategically located within a thriving entertainment district. The expansive open space features high ceilings creating an energetic atmosphere with 18 TV's including two big screen TV's for optimal viewing. Sports memorabilia enhances the vibe while retaining a family-friendly environment. A unique and diverse menu appeals to a broad customer base including specialty dishes and flexibility to accommodate dietary needs. Families appreciate the kid's menu and game room which keeps the kids and adults entertained. The ambiance is lively and fun with a popular happy hour, specialty craft cocktails and over 20 beers on tap. The business is open for lunch, dinner and brunch on Sundays ensuring consistent traffic from sports enthusiasts and casual diners alike.

THE LOCATION

The business is centrally located near a major arterial, hotels and other entertainment options, attracting a steady mix of local residents and out-of-town visitors. The site has excellent visibility and convenient access with ample parking and handicap accessibility. The space is +/-7,465 square feet and leases for a favorable \$15.27 PSF, NNN with over four years remaining on the current term.

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 Google, Yelp, Trip Advisor, and other platforms.

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 successful existing concept or transform the space to fit a new vision. The combination of a prime location, custom build-out, large kitchen and Legacy Boise Liquor License are desirable features for any restaurant, bar or entertainment concept.

ASKING PRICE

\$550,000

TERMS:

Cash



Brent Bungard

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File 5228 / 20260427

ASSETS

Furniture, Fixtures & Equipment	\$274,000
Boise Legacy Liquor License	257,000
Inventory	<u>19,000</u>
Total Assets	\$550,000

All values provided by Seller

INCOME STATEMENT SUMMARY

2025 Gross Sales \$2,021,186

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 **Non-Disclosure Agreement**.

[FILL OUT AND SUBMIT NDA](#)

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