

DOWNTOWN CORE RESTAURANT

Boise, Idaho

THE COMPANY

This newly established restaurant is located in the epicenter of the downtown core. The business has a nice build out and most of the major equipment, including a full hood system, is less than two years old. There is excellent access for parking which is often a problem for downtown restaurants.

THE LOCATION

This location is in an area that hundreds of people pass by each day and is surrounded by other successful eateries and businesses. The 1,945 square foot space leases for a favorable \$14 per foot with a total term of five years and two five-year options to renew. There is seating capacity for 70 with an additional ability to sit up to 40 guests in the outdoor patio.

THE STRENGTHS

The strengths of the business include a newer equipment package and a strategic location on one of the most lively streets in the downtown core surrounded by corporate and government offices. The popular Capital City Saturday Market takes place year-round bringing thousands of potential customers to the area. Many of the most popular downtown events, including the Capital City Market, Alive After Five and First Thursday, take place near this location. The area is busy during the day and continues to bustle with a vibrant nightlife crowd.

THE REASON FOR SELLING

The owner, an area restaurateur since 1994, is selling this newly established restaurant to relocate out of Idaho.

THE IDEAL BUYER

Like they say, location, location, location...and this is one of the best places to be in Downtown Boise. An ideal buyer would be any restaurateur interested in purchasing a restaurant with a newer equipment package in this thriving area of downtown.

THE POSSIBILITIES

This space could be utilized for almost any type of restaurant. A new owner could use the existing format or the aesthetics could easily be changed to another type of restaurant.

ASKING PRICE
\$89,000

TERMS:
50% down, balance
negotiable OAC

ASSETS

Furniture Fixtures & Equipment (Cost)	\$112,015
Inventory	<u>3,000</u>
Total Assets	\$115,015

All values provided by Seller

INCOME STATEMENT SUMMARY

2010 Gross Sales	\$230,420
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Contact Agent for Confidential
Financial Information

Rev 20110803

ARTHUR BERRY & COMPANY



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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **BRENT BUNGARD**, will then contact you. If you prefer, this agreement can also be requested by contacting Brent at **208-639-6168**. The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms subject to change at seller's discretion. FILE 4217