

POPULAR RESTAURANT / BAR

Sun Valley / Ketchum, Idaho

THE COMPANY

This one of a kind historic institution has been a Sun Valley favorite for many family generations. Rustic in appearance yet modern in equipment, this popular restaurant attracts the whole spectrum of locals and visitors. This restaurant features pre-ski dinner and late night bistro food along with a western bar and roof top dining, bar, fire pit and spectacular views. A private dining room is available for events. The operation has featured entertainment, dancing and catering.

THE LOCATION

Located on the highest traffic corner in Ketchum - Main Street and Sun Valley Road - with high visibility and foot traffic.

THE STRENGTHS

Popular and an institution in its own right, this turn key operation needs on sight local ownership to return it to its past glory. Nothing says Sun Valley like this sophisticated ski town atmosphere serving a wide menu range from exquisite local lamb to simple burgers and salads.

THE REASON FOR SELLING

Out of the area business commitments force the owner to sell this special business. A reasonable lease rate of \$3,000 (or percentage rental - 8% beverages & 6% food - whichever is higher) with a remaining term of five years is in place. The two story property is 3,000 sf on the main floor, 2,500 sf on the deck with an additional 880 sf basement. All equipment, furnishings and liquor license lease assumption are included.

THE POSSIBILITIES

A great family business opportunity or a unique lifestyle profession for a business oriented energetic operator.

ASKING PRICE

~~\$300,000~~

Price Reduced to
\$250,000

TERMS:

Cash

ASSETS At Cost

Furniture & Fixtures	\$229,681
Equipment	295,509
Leasehold Improvements	177,749
Inventory	<u>31,072</u>

Total Assets **\$734,011**

All values provided by Seller

INCOME STATEMENT SUMMARY

Contact Agent for Confidential
Financial Information

Rev 20110914

ARTHUR BERRY & COMPANY

*Business Brokerage Professionals
and Commercial Real Estate*

960 Broadway Avenue, Suite 450
Boise, Idaho 83706

Tel 208-336-8000 Fax 208-345-0609

For more information visit www.arthurberry.com or contact:

ARTHUR J. BERRY

208-336-8000

arthurberry@arthurberry.com

TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **ART BERRY**, will then contact you. If you prefer, this agreement can also be requested by contacting us at **208-336-8000**. 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 4297