

# THE LIBRARY COFFEEHOUSE

141 E. Carlton Avenue - Meridian, Idaho

## THE COMPANY

This business was started with the concept of an old world coffeehouse where patrons could gather, enjoy delicious in-house roasted coffee, home-cooked meals, baked goods and pastries. The owner has created a relaxed atmosphere for people to talk and enjoy food and drink with friends. There are two patio areas which are popular in the warmer months.



Click [here](#) to view slideshow

## THE LOCATION

The location is just off of Main Street in Meridian, Idaho across from the US Post Office and a school. There is plenty of on-street parking as well as on-site parking. The structure was built in 1938 and was totally re-modeled in 2004 including a commercial kitchen and bakery with convection oven. The facility includes a ground floor is approximately 2,739 square feet and a basement for storage which is approximately 511 square feet.

## THE STRENGTHS

The strengths include an elegantly re-modeled building with a convenient location in downtown Meridian; there are five separate seating areas inclusive of a private meeting room. The variety of seating choices fit almost any business meeting, group size, or mood. There are couches, conference tables, comfy chairs, bar stools and cozy corners plus two outdoor patios. The business has been featured in *Travelocity* as a top ten "local favorite".

## THE REASON FOR SELLING

The owner and extended family have had some health challenges and wish to sell now and pursue other opportunities.

## THE IDEAL BUYER

The ideal buyer would be another coffee shop operator looking for a new location or an individual with interest and experience in the coffee/bakery business.

## THE POSSIBILITIES

The facility's highest and best use is to continue as a coffeehouse/bakery. However the assets could be sold separately if a purchaser wanted to convert the structure to an office building or other use. Click [here](#) for building only profile.

## ASKING PRICE

~~\$350,000~~

Price Reduced to  
**\$325,000**

## TERMS:

35% Down  
Balance Negotiable OAC

## ASSETS

Furniture Fixtures & Equipment	\$ 50,000
Real Estate Assessed Value	<u>318,400</u>

**Total Assets** **\$368,400**

All values provided by Seller

## ASSET LIST

- Muffat Commercial Convection Oven (with integrated French Bread Steamer)
- Muffat Commercial Proofers
- Twin Bunn Coffeemaker (drip coffee)
- Astra Espresso Machine (2-head, 3 wand)
- Frigidaire Commercial Chest Freezer
- Frigidaire Commercial Refrigerator
- 2 True Commercial 2-door Refrigerators
- True Commercial 1-door Freezer
- Ice-O-Matic Ice Cube Maker
- Champion Commercial Sanitizer
- 3 Commercial Coffee Grinders
- 3 Commercial Microwaves
- Commercial under-counter Refrigerator
- Federal Industries Commercial Refrigerated Display Case
- Sonofresco Customer Coffee Roaster
- 4 Ice Cream Freezer/Display Cases (dipping case)
- Soup Cookers
- Side Warmers
- Full Catering Cooking/Keeping Equipment
- Full Stainless Steel Sinks, Worktables, Sprayers, Shelving, Dishwashing, Sanitizing, Integrated Display Cases\*
- Air Exchange Ventilation System (exchanges fresh external air with internal air every 12 minutes)
- Integrated Water Softening System for all coffee systems
- Commercial Washer and Dryer
- TEC POS System
- Liberty Stronghold Safe
- Integrated ADT Security pre-wired within the initial construction

\*Design and layout all approved by the Idaho Department of Health for a restaurant/bakery

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## 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 Randy 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 4259