

# NAMPA RESTAURANT AND LOUNGE

Great Location - Growing - Ultra Clean

## THE BUSINESS

This recently remodeled, high traffic exposure business is continuing to gain popularity. With over 100 seats and a high amenity exterior fenced courtyard, this limited menu sports bar also selectively offers high end fine dining.



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With insurance favorable 50% plus food revenues, this lunch and dinner grill has balanced light food, family sit down dining as well as a full bar and multiple beer taps and wine.

## THE FACILITY

With excess parking, good sign exposure and an open seating area and bar, the property has created a high energy multiple sports viewing interior with private booth perimeter family dining. Its "adult play area", covered patio and television viewing sections are open for sport teams of all ages. As a non-smoking establishment the attractive wood back bar, freshly painted interior, new carpet and sportsman oriented atmosphere appeal to a broad section of people.

## THE REASON FOR SELLING

A personal life style commitment is the reason the owner is willing to part with this developing business.

## THE POSSIBILITIES

At 3,150 sq. ft. and a below market rent, the business operating costs are efficient for the fourteen employees. A lease extension of 4.5 years has been recently re-negotiated.

## ASKING PRICE

**\$269,000**

## TERMS:

Cash

## ASSETS

Furniture Fixtures	\$15,483
Equipment & Machinery	50,604
Capital Improvements	99,216
Food Inventory	<u>7,500</u>

**Total Assets** **\$172,803**

*All values at cost and provided by Seller*

## INCOME STATEMENT SUMMARY

2011 Gross Sales \$441,482

Contact Agent for Confidential  
Financial Information

*Financial information provided by Seller*

Rev 20120305

## 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, **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 4308