

# WELL-ESTABLISHED NIGHTCLUB / RESTAURANT

## Southwest Idaho

### THE COMPANY

This business is a long established enterprise that the current owner purchased in 2003. The operation has a unique setting with captive customer base and limited competition in the vicinity. Patrons enjoy a wide variety of drinks, bar appetizers and meals in a high energy setting. Inside the facility is enhanced by a sports bar area; outside there is an outdoor bar with multiple decks and gazebos for outdoor dining, drinking and enjoyment of the relaxing view. The space has been remodeled and expanded; all decks, patios and gazebos have been rebuilt.

### THE LOCATION

This location provides easy access from a major arterial in a densely populated area. The business is easily accessible with abundant parking. The space is approximately 4,000 square feet and leases for a favorable \$12.50 per foot NNN. A new lease will be negotiated with a qualified prospect.

### THE STRENGTHS

The obvious strengths include a one-of-a-kind setting perfectly located to take advantage of surrounding population. The facility is well laid out with massive multi-level deck areas, outdoor bar providing a large seating capacity and an atmosphere that offers something for everyone.

### THE REASON FOR SELLING

The owner has several businesses and needs to focus his limited time on his primary business.

### THE IDEAL BUYER

The ideal buyer would be any entrepreneur with bar/restaurant experience.

### COMMENTS

This opportunity is perfect for an owner/operator; completely turnkey and ready for new ownership. A new owner may want to do more promotional activities and/or add to the drink and food options for their specific format. The space could also be rented out for private parties and special events.

## ASKING PRICE

**\$250,000**

### TERMS:

Cash or terms acceptable to Owner, OAC

### ASSETS

|                                |                |
|--------------------------------|----------------|
| Boise City Liquor License      | \$150,000      |
| Furniture Fixtures & Equipment | <u>100,000</u> |

**Total Assets** **\$250,000**

*All values provided by Seller*

### INCOME STATEMENT SUMMARY

Contact Agent for Confidential  
Financial Information

20100224

## ARTHUR BERRY & COMPANY

Business Brokerage Professionals

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For more information visit [www.arthurberry.com](http://www.arthurberry.com) or contact:

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent 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 4109