

RENOWNED RESTAURANT/LOUNGE

McCall, Idaho

THE BUSINESS

In 1978, the owners built the restaurant in a small log building developing a very successful business in a now growing area. They have added on to the original building several times (now 5,600 sq. ft.) and evolved the menu to satisfy the changing tastes of their loyal customers. A liquor license was purchased in 1989 enabling them to develop the festive lounge aspect of the business. Specials are offered various nights of the week as well as birthday parties and free taxi service. Catering on and off the premises is available with special menu planning options for cost savings. In addition to the business, the building and real estate may be available for sale.

The career employees are one of the strengths of the business. There are two full time and ten part time employees including the owner. The chef has been stirring up famous dishes since the business opened in 1978. Other employees have 10 to 17 years with the company and the "newest" employees have seven years of service.

ASSETS INCLUDED

This is a turnkey operation which includes all furniture, fixtures and equipment plus a start-up inventory. The owners will lease the liquor license for three years at \$750/month with an option to purchase at any time during the agreement. Transition training and support as well as all intellectual properties are included in the purchase price.

THE LOCATION

The restaurant is located in one of Idaho's major tourist destinations and is visible from the major north/south highway. Rent and tenancy is negotiable with current rates under \$2,950/month for the 5,600 sq. ft. facility. The real estate can be purchased separately.

THE REASON FOR SELLING

The owner/operator seeks to slow down and retire.

THE IDEAL BUYER

The ideal buyer could be an individual, a partnership, national chain operation or a family seeking to enjoy an excellent outdoor four season environment in a beautiful mountain resort area.

ASKING PRICE
\$150,000

TERMS:
Owners will consider
financing a portion

ASSETS (Original Cost)

Furniture Fixtures & Equipment	\$162,555
Tenant Improvements	81,110
Inventory	<u>2,500</u>
Total Assets	\$246,165

All values provided by Seller

INCOME STATEMENT SUMMARY (3 year average)

Revenue	\$558,000
Bar Sales	37%
Food	55%
Catering	8%

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, KIP MOGGRIDGE, will then contact you. If you prefer, this agreement can also be requested by contacting Kip at 208-639-6169. 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 4111