

# SPECIALTY FOOD SERVICE

## Boise Towne Square Mall

### THE BUSINESS

In addition to a solid business model, name recognition is one of this company's greatest attributes. It is indeed a rare occasion where a small locally owned food service business benefits from such name recognition. We can identify three reasons for this company's popularity. First, the business is very well established with over 22 years in its current location. Second, its flagship product is simply the best of its kind available in the Treasure Valley. Third, the business is prominently located in a highly visible and easily accessible location in the Boise Towne Square Mall. In addition to the product for which the company is so well known, it also serves sandwiches, soups, breads, soft drinks and coffee. Approximately 10% of its revenue comes from catering and deliveries.

The Seller believes the staff is the best group assembled in over seven years of ownership of the business. The staff includes two other experienced key people, both working full time. The operating hours are filled in with four other part time employees. The Seller on average works full time over the course of the month. During holiday seasons, everyone's hours are increased. The Seller's high degree of confidence in the staff permits the Seller to feel comfortable in taking multiple consecutive days off.

### THE FACILITIES

As previously mentioned, the store is prominently located in the Boise Towne Square Mall. The premises consist of 741 sq. ft. All the equipment is functional and the Seller represents the equipment is on regular maintenance schedules. The lease can be assumed or a buyer may wish to negotiate a new lease with the Landlord. There is a high probability the Landlord may require some cosmetic updating of the store. The purchase price of the business takes into consideration the potential of added capital expense for the store upgrade. No estimate is available at this point.

### THE REASON FOR SELLING

The owner wishes to sell for personal reasons.

### THE IDEAL BUYER

The ideal buyer would be an individual with or without food service experience, however one that possess a passion for customer service and a commitment for delivery of quality products. The business is an excellent business model as it exists. However, the entrepreneurial buyer with some vision may take the business and potentially expand into other locations, or enjoy the success of its current location and creatively grow revenue through vision and sound management practices. This business could lend itself well to passive ownership as well as hands on active owner management. The Seller is open to transition training for a new owner for a negotiated period of time.

### ASKING PRICE

~~\$139,900~~

Price Reduced to

**\$125,000**

### TERMS:

Cash to Seller

### ASSETS

Asset List Available Upon Request

### INCOME STATEMENT SUMMARY

Contact Agent for Confidential  
Financial Information

Rev 20100823

## 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, **RANDY LIMANI**, will then contact you. If you prefer, this agreement can also be requested by contacting Randy at **208-639-6172**. 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 4165