

# Y-STOP GENERAL STORE

## Prairie, Idaho

### THE BUSINESS

This successful and growing business, in the heart of the Boise National Forest at about 4,700 feet, is located to service the recreational paradise that exists in the surrounding area. Only 50 miles from Boise, the general store and restaurant provide groceries, meals/beer/wine, gas/diesel/propane, showers, liquor store, laundry facilities, ATV rental and lodging. Year round activities of fishing, hiking, hunting, snowmobiling plus a core group of full time residents provide the customer base necessary to fuel the success of this business.



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### THE LOCATION

Located on two parcels totaling about 11 acres is the store/restaurant and two cabins. The store was initially constructed and opened for business in 1999. The restaurant and cabins have been added over the years as the business has grown. The cabins contain kitchenettes with all eating and cooking utensils, VCR/DVD, BBQ and all linens. In short, bring your change of clothes and everything you need for a great time is at your finger tips. Additionally, plats exist for two additional cabins and a 13 space RV Park. Also, an owner's doublewide (23' X 41'), 2 bay shop with loft storage and sauna are located on the land. All of the aforementioned real estate is included in the price. Please note, there is NO Forest Service lease involved with this property.



### THE REASON FOR SELLING

The owners wish to retire. They will stay and assist for a reasonable transition period.

### THE OPPORTUNITY

This opportunity has provided a living for the sellers over the past several years. The area around the Y-Stop continues to grow with new land sales and construction of second homes. The addition of more cabins as well as the RV Park would increase revenues/profits. This is a life style opportunity. It would be great for a family with growing children to help in the business or for couples nearing retirement. If you really want to live in the mountains instead of on the plains looking at the mountains, this is the opportunity for you. Potential purchasers will be required to complete a Confidentiality Agreement and provide a personal financial statement prior to receiving information. Sellers may carry back a portion of the price for qualified purchasers.

## ASKING PRICE

~~\$650,000~~

**Price Reduced to**  
**\$475,000**

*Price includes business  
and real estate*

### TERMS:

Cash or other terms  
Acceptable to Seller

### ASSETS

|                      |                  |
|----------------------|------------------|
| Real Estate          | \$550,000        |
| Fixtures & Equipment | 50,000           |
| Inventory            | <u>15,000</u>    |
| <b>Total Assets</b>  | <b>\$615,000</b> |

*All values provided by Seller*

### SELLER'S DISCRETIONARY CASH FLOW\*

Contact Agent for Confidential  
Financial Information

\*Seller's Discretionary Cash Flow is the ESTIMATED amount of money a new owner could expect to have after running the business for one year in the same manner as the seller before depreciation, debt service and payment for owner's compensation and owner's perks.

*Financial information provided by Seller*

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## ARTHUR BERRY & COMPANY

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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, **DAVE NORRIS**, 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 3894