



BREW PUB RESTAURANT

Treasure Valley, Idaho

THE COMPANY

This destination Brew Pub restaurant has a comfortable atmosphere with an open design, high ceilings and a popular patio area where customers lounge and enjoy Northwest style food and drink. The specialty menu was created to utilize fresh ingredients whenever possible. There is full liquor bar, large wine selection and typically over 20 seasonal and local craft beers on tap. They offer a great happy hour along with daily specials and beer and wine tasting events.

THE LOCATION

An endcap building provides frontage exposure, easy access and ample parking. The approximately 7,300 square foot space has a total seating capacity of over 300 and leases for a favorable base rent of \$8.23 PSF with approximately four years remaining on the current lease. Two banquet/private party rooms are booked in advance during peak seasons for parties and events.

This area draws people from all over the Valley with multiple destination venues including music, sports, fitness facilities, breweries and wineries. The suburb is going through a resurgence of commercial interest, residential housing developments and large apartment complexes.

THE STRENGTHS

Strengths include a strategic visible location and an inviting ambiance. The appealing menu and full bar has something for everyone from signature dishes to elevated pub grub.

THE REASON FOR SELLING

The Sellers enjoy running the restaurant but want to refocus on their other business.

THE IDEAL BUYER

An ideal buyer would be any restaurateur or a similar restaurant looking for an easy expansion opportunity. Regional/national chains may be interested in a proven location in a growing underserved area of the Valley.

THE POSSIBILITIES

A new Owner may want to modify the menu to their taste or even change the concept. The high capacity kitchen can handle extra volume so actively pursuing catering opportunities would further increase sales and profitability.

ASKING PRICE

\$300,000

(Plus Inventory)

TERMS:

Cash

ASSETS

Furniture, Fixtures & Equipment	\$268,339
Total Assets	\$268,339

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales	\$1,076,419
Cash Flow	\$136,681

Financial information provided by Seller

Request Additional Information:

TO RECEIVE FURTHER INFORMATION, sign and return the [Confidentiality Agreement](#) found on our web site. If you prefer, this agreement can also be requested by contacting the agent listed below.

Brent Bungard

Call 208-639-6168

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