

SPECIALTY HAMBURGERS & FROZEN DESSERTS

Meridian, Idaho

THE COMPANY

Established in 2012, the Company started out as the largest self-serve yogurt café in Idaho with 10 soft serve machines offering 20 flavors of yogurt, sorbet and soft serve ice cream. After a successful launch the owners were getting many requests to augment the delicious desserts with food items. In 2015 additional square footage was added to accommodate a full kitchen with hood system. The new menu incorporated Angus burgers and fries along with other tasty items with a focus on fresh, cooked to order food.

THE LOCATION

The strategic location is on the corner of the second busiest intersection in the state. A custom interior design has high ceilings and huge glass windows for a fresh and open atmosphere. The approximate 3,739 square foot space leases for a favorable base rent of \$13.77 per square foot plus NNN expenses. There are over seven years left on the current lease with an eight-year option to renew. The space has a current capacity of 180 inside with additional seating of 48 on the popular outdoor patio.

THE STRENGTHS

The strengths include a high exposure location that is surrounded by existing businesses and neighborhoods. The unique and custom build-out creates a festive atmosphere. Directly behind the location over 200 new apartments were recently completed and now filled with new residents and customers. In addition, several other large scale housing and apartment projects are currently under construction.

THE REASON FOR SELLING

The father and son team have gone through changes professionally and one team member has taken a new career path. They have decided it is best to pass the torch to a new Owner.

THE IDEAL BUYER

The ideal buyer would be any restaurateur/entrepreneur interested in a vibrant high traffic location in one of the fastest growing cities in the United States.

THE POSSIBILITIES

A new Owner could continue and/or add menu items to the current format or change to any concept desired. This is a great opportunity for a new Owner to capitalize on an excellent location and build-out for a fraction of the initial cost. Third party delivery service and a streamlined to-go menu would be well received. A beer and wine license would be an easy addition to increase revenues.

ASKING PRICE

\$195,000

TERMS:

Cash

ASSETS

Furniture, Fixtures & Equipment	\$225,000
Inventory	<u>2,000</u>
Total Assets	\$227,000

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales	\$261,505
Cash Flow	See Agent

Financial information provided by Seller

REQUEST ADDITIONAL INFORMATION

TO RECEIVE ADDITIONAL INFORMATION, please [CLICK HERE](#) to fill out and submit an electronic Confidentiality Agreement. This agreement can also be requested by contacting the agents below.

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