

# FULL-SERVICE RESTAURANT W/ REAL ESTATE

## Boise, Idaho

### THE COMPANY

Established for over six years, this restaurant has a dedicated following of customers and has received numerous accolades and awards since inception. The old world upscale vibe offers a delectable menu with ingredients sourced locally whenever possible and a focus on exceptional food offerings paired with excellent service and libations. There is a full bar with creative specialty cocktails and a world-class wine inventory. Customers frequent the restaurant for business lunches, to celebrate any special event, or to sample the vast wine selection. The elegant space has an historic turn-of-the-century appeal and also offers a unique private party room along with a large patio for patrons seeking an outdoor dining experience.

### THE LOCATION

The prime downtown location is close to many new residential and commercial developments. The space is approximately 2,256 square feet and well laid out for an intimate dining experience. Inside, the current capacity is 60 in the main dining area plus the additional private party room that seats 24. The patio area can accommodate up to 62 guests.

### THE STRENGTHS

The multiple strengths of this opportunity include an iconic location in the downtown area. The immaculate build out and old world charm creates the ultimate upscale ambience providing a memorable experience for customers seeking a quality business lunch or a special place to celebrate any occasion.

### THE REASON FOR SELLING

The owners have enjoyed starting and growing the business but are now ready to retire from the industry.

### THE IDEAL BUYER

The ideal buyer is any restaurateur interested in the vibrant downtown restaurant and bar scene as well as owning a unique piece of history that will endure over the ages.

### COMMENTS

This is a rare opportunity to own a business and real estate in the downtown area. A new Owner may want to continue on with the successful format in place or bring in their own concept to this storied one-of-a-kind space.

### ASKING PRICE

**\$1,320,000**

### TERMS:

Cash

### ASSETS

Real Estate	\$900,000
Furniture, Fixtures & Equipment	212,000
Inventory	10,000
Wine Inventory	<u>170,000</u>

**Total Assets** **\$1,292,000**

*All values provided by Seller*

### INCOME STATEMENT SUMMARY 2019

Gross Sales \$1,082,551

**Cash Flow** **\$155,154**

*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 agent below.

**ARTHUR BERRY  
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 [www.arthurberry.com](http://www.arthurberry.com)

**Brent Bungard**  
208-639-6168  
[bbungard@arthurberry.com](mailto:bbungard@arthurberry.com)

File 5068 / Rev20210723



DISCLAIMER: All information contained herein has been provided by the Client Company and while believed to be correct has not been verified. This information, including any recast and/or projections of financial data, reflect considerable assumptions and subjective judgments which may or may not prove to be correct. There can be no guarantees that the Company's past performance is achievable in the future. Arthur Berry & Company makes no representations or warranties as to accuracy, truthfulness or completeness of the information presented herein and shall not be liable for any loss or injury in any way connected to this document. At all times Arthur Berry & Company and its agents are agents for the Seller and not for the Buyer, unless otherwise provided in writing. Recipient must do their own due diligence. Price and terms are subject to change.