ICONIC DOWNTOWN RESTAURANT W/REAL ESTATE

Long Established Boise, Idaho Location

THE COMPANY

This is a unique opportunity to own one of the longest standing downtown restaurants with real estate. In business for decades they have been providing customers with made-from-scratch meals prepared with the finest ingredients. They have withstood 911, the economic downturn of 2008 and a pandemic. Offering lunch and dinner, they have been a local favorite of the community and critics. The current space was completely remodeled to reflect its theme. The restaurant offers beer and wine with an extensive wine menu. There are currently six full-time and 12 part-time employees. The restaurant can be sold without the real estate and the owner will negotiate a lease rate with buyer.

THE LOCATION

The location is in the center of downtown Boise, Idaho in a condominium building. Real estate includes 3,418 square feet of restaurant area and a 1,579 square foot basement currently being used for storage. The space has a current seating capacity of 110 inside with an additional 30-seat outdoor patio.

The restaurant recently completed the installation of an upper room UV-C system, which works continuously to kill germs and viruses with UV-C light (including COVID-19) in a matter of seconds, as the air in each room naturally circulates from bottom to top and vice versa.

THE STRENGTHS

Having operated successfully for decades is the biggest strength of this business. It has continually been a community favorite with a loyal customer base. The menu provides unique offerings, all of which would be available to new owner. A new owner can "hit the ground running."

THE REASON FOR SELLING

The owner has been involved since the beginning and is ready to turn the operation over to a new owner and pursue other business interests. He is willing to help in the transition with an agreed upon period of time.

THE IDEAL BUYER

A current chef wanting a new opportunity or someone with experience operating a successful restaurant would be ideal for this business. It would also be a good opportunity for an existing restaurant operator to add a new theme to current business holdings.

THE POSSIBILITIES

This restaurant can continue with the current name, concept and menu or could be transformed into something new and unique to the downtown area. It is also rare to be able to own the real estate for a downtown restaurant and have complete control over the space. There is also the possibility of adding to the existing concept to help grow sales.

ASKING PRICE

$1,500,000*

Price Includes:

Restaurant	**$250,000**
Real Estate	**$1,250,000**

TERMS:
Cash

The restaurant can be purchased without real estate for $250,000 and Owner will negotiate a lease rate with the Buyer

ASSETS

Furniture, Fixtures & Equipment	$81,350
Inventory	11,000
Total Assets	**$92,350**

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales 2019	$1,003,099
Net Income	$82,143
Cash Flow	**$86,143**

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.

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