

FOR SALE IN DONNELLY, IDAHO

Long Standing Successful Restaurant & Bar

COUGAR DAVE'S FOOD & SPIRITS



1 of only 2 Liquor license in Donnelly, ID included in sale

3182 sq.ft. Building with 340 sq.ft. deck

Seating for 99 inside and 35 outside

Situated on Highway 55, with high traffic count, on site & street parking

Multiple upgrades to equipment and property: Redesigned kitchen, prep & storage areas, remodeled bathrooms, roof replacement (2017) air exchange system through out building & interior painting

1 Walk-in Fridge, 1 Walk-in Freezer, 1 Walk-in Beverage Fridge

All Fixtures and Equipment included in sale—see list on reverse side

Property & business priced well below replacement cost

Current hours could be extended for additional revenue. Current hours are Tuesday thru Sunday 11:30 am to 9:00 pm

large potential for growth with extended hours, providing live entertainment and/or events.

Highly sought out commercial property due to Limited commercial zoning in Valley County

Rapidly growing community with High Tourism and 2nd homes

Location Highlights

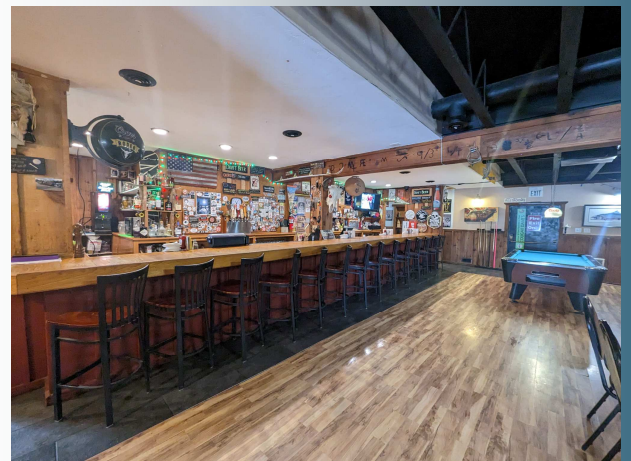
8 miles from Tamarack Ski & 4 Season Resort: Golf, Mtn Biking, Zip line, Fine Dining & Mountain Concerts

22 miles from Brundage Mountain Ski Resort

12 miles to Downtown McCall & Payette Lake

1.6 miles to City of Donnelly's Boat Ramp

90 miles to Boise/Eagle area



Financial Information

Price: \$1,369,000

Possible Owner Carry Financing-on approved credit

NDA required for financials

Located in Opportunity Zone

Contact:

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Cougar Dave's Fixtures/Equipment List

Kitchen:

- Electric 240 Convection Oven 2015 Model
- 3 Ft Propane salamander, 6 burner stove & Oven Unit
- 2-40 lb Pitsco Frylator
- 1-30 lb Frymaster
- Vollrath Charbroiler 2021 Model
- 6 ft Wolf 6 Burner Flat Top
- Equipment tables - 3 ft & 6 ft
- Halo Heat Smoker
- Turboair 5 ft, 4 full sheet double door reach in- approx 4 years old
- Turboair 4 ft reach in freezer with work top- approx 3 years old
- 2 full sheet steam table- table top
- True 4 ft reach in fridge and prep table
- 2- Sous Vide
- 3- microwaves of varying age
- 5 ft APW hardwired heat lamp
- True 30x64 reach in fridge
- 2- 4 ft prep tables
- Hobart Slicer
- 2- 30 inch prep carts
- 4- wire storage racks
- Vollrath tomato slicer
- Immersion blender
- 2- digital food scales
- Hand mixer
- Cuisinart mini food processor
- Milkshake machine
- 2024 Mantowoc Ice Machine
- Full sheet table top steam table
- Mini Fridge
- 30 in reach in salad bar/prep table
- Approx \$1000 in plastic prep ware
- Stainless pots/pans/bowls.... will provide approx value
- Misc. Kitchen utensils.....will provide approx value
- Plates/Platters/Bowls/Etc...will provide approx value

Front Bar/Restaurant:

- Glass dishwasher in bar
- CMI commercial dishwasher
- Bunn Coffee maker/Hot chocolate machine (leased from Sysco)
- Bar microwave
- 2- ice wells. One in bar, one on server side
- Bar Blender
- Fully stocked glassware in bar... approx. \$1000 worth
- Silverware, hundreds
- 2 booster seats, 3 high chairs
- 3 High-top tables
- 1-10 top table
- 2-5 top tables
- 15-4 top tables
- 77-Chairs
- 18-Bar Stools
- 4-Outdoor tables
- 3-TVs
- Sound system for Front of House
- 4-Air filters for Front of House
- Pool table
- All artwork/decor EXCEPT Taxidermy: Cougar, Ram, Buffalo. All negotiable in sale

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