

645 ACE OF DIAMONDS ST

STANLEY, IDAHO 83278



**FOR SALE OR LEASE
BUSINESS & REAL ESTATE**



NORTHWEST
COMMERCIAL ADVISORS LLC

nwcommercialgroup.com

Silvercreek
REALTY GROUP

Listed By:

Jeffrey Hall

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OFFERING SUMMARY

- **PAPA BRUNEE'S** – Papa Bruneé's has been a locally owned family business located in the heart of Stanley, Idaho since 1998. This extremely successful business model is engrained in the fabric of Stanley and a favorite amongst locals and tourists.
- **LOCATION**— Stanley, Idaho is a small mountain town in Custer County, about 130 miles from Boise. It's located at the base of the Sawtooth Mountains on the Salmon River, and is part of the 756,000-acre Sawtooth National Recreation Area. Stanley is known as the gateway to the Sawtooth Wilderness and is a top destination for outdoor enthusiasts.
- **REAL ESTATE** – The business owners of Papa Bruneé's are seeking to either sell or lease the real estate to the purchasers of the business. The property not only includes a spacious dining room, full kitchen, and bar, but also includes an on-site residential unit for employee housing.
- **BUSINESS** – Papa Bruneé's is thriving and still offers multiple opportunities to achieve additional sales. The business currently offers many menu options including pizzas, sandwiches, salads, and appetizers. It also serves beer and wine. Papa Bruneé's is open for lunch and dinner, depending on the time of year. Exceptional financials are available upon request to any qualified buyer. The current owners are willing to mentor the right buyer(s), however, the current management team is ready and committed to supporting a new owner.
- **IDEAL BUYER** – The ideal buyer is an experienced restaurateur, with intimate knowledge of the Sawtooth Valley, who wishes to take this business to the next level and carry on a legacy that is so important to the Stanley community.



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PROPERTY OVERVIEW

Address:	645 Ace of Diamonds St, Stanley, ID 83278
Building 1 Square Footage:	3,064 +/-
Building 2 (Storage) Square Footage:	288 +/-
Building 3 (Storage) Square Footage:	288 +/-
Year Built:	1960
Year Last Remodeled:	2020
County:	Custer
Parcel Number:	RPE00270040100

FINANCIAL OVERVIEW

Asking Sales Price:	\$1,690,000
Allocation to Real Estate:	\$1,306,374
Allocation to Business Assets:	\$ 383,626
Annual Property Base Lease Rate:	\$ 60,000
Gross Sales:	Contact Agent

- Complete financials available upon request.
- Complete list of furniture, fixtures, and equipment, available upon request.



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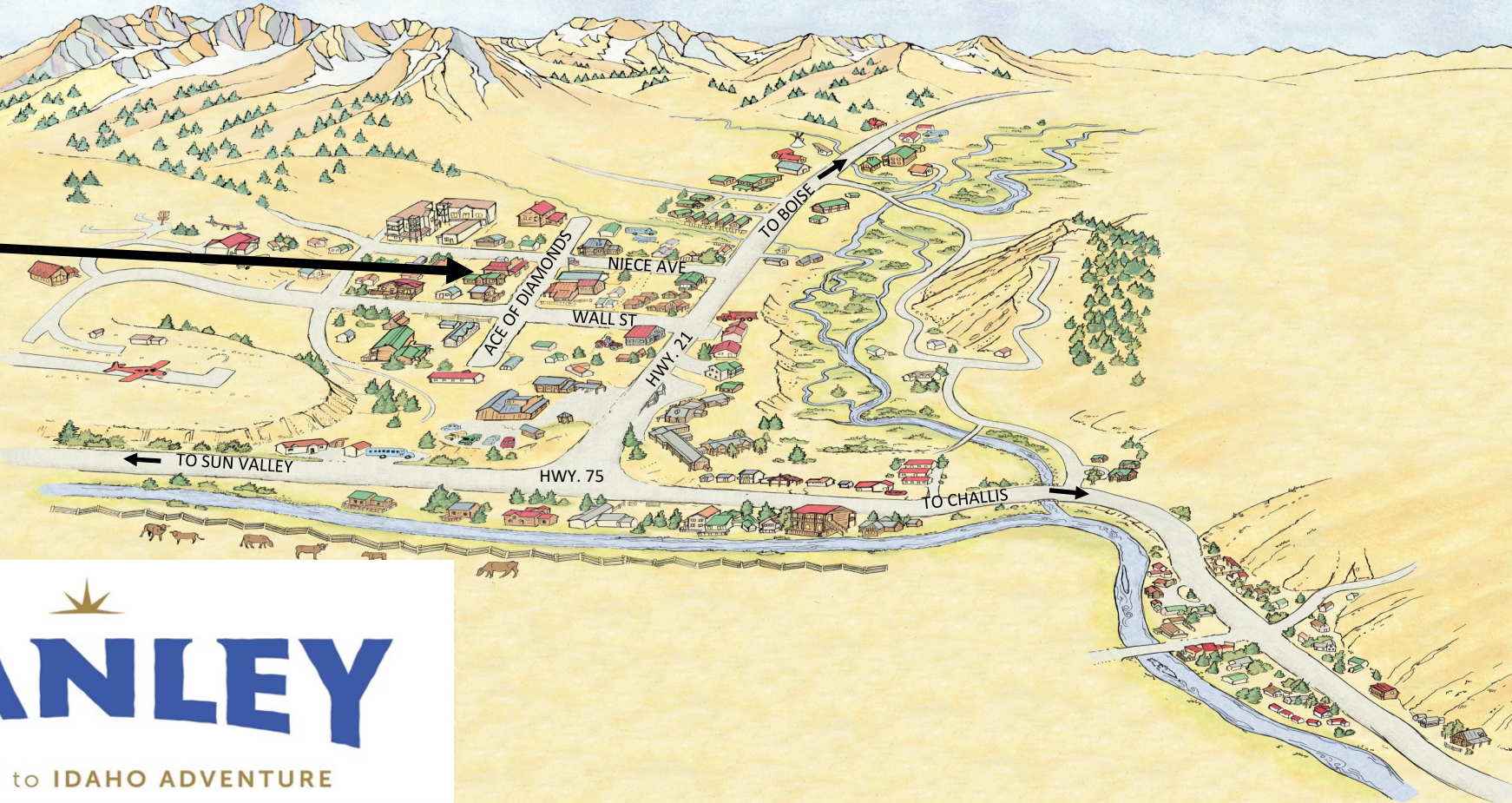
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TRAILHEAD to IDAHO ADVENTURE

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