

RESTAURANT FACILITY W/REAL ESTATE & EQUIPMENT

109 E US Highway 20 - Fairfield, Idaho (at Intersection of Soldier Road and Highway 20)



SALE PRICE

\$395,000

(\$345,000 real estate, \$50,000 FF&E)

Terms: Owner will carry with \$150,000 down OAC

PROPERTY INFORMATION

Building Size: +/-3,000 SF

Land Size: +/-1.164 acres (+/-50,703 SF)

REMODEL IMPROVEMENTS

In 2018 the plumbing system was replaced along with a 1,500 gallon grease interceptor. The interior floors have been updated and ADA bathrooms were remodeled. Some kitchen equipment was also replaced as needed. Exterior improvements include a freshly painted exterior with new gutter system. New sidewalks encompass the building with ADA walkways and the parking lot has been leveled and regraded.

COMMENTS

- Long 40-year history in Fairfield and Camas County as a roadside stop for travelers and gathering place for locals
- Excellent exposure/access on Highway 20 used by most travelers to get from Boise to Sun Valley
- Location is "gateway" to the Soldier Mountain Recreation Area, a popular skiing and mountain bike destination (see [Soldier Mountain Website](#)).



THE IDEAL BUYER AND POSSIBILITIES

An ideal buyer would be any restauranter seeking a more relaxed lifestyle and being part of a small community or an investor with that sees the value in the real estate for alternative uses. The restaurant is turnkey and ready for a new operator bring in their concept whether it be a breakfast, lunch and dinner format, bar and grill or good old fashioned burger joint. The lot size is ideally set up for a drive-through option or the building could be retrofitted to include a Convenience Store with Gas.

**ARTHUR BERRY
& COMPANY**

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EQUIPMENT LIST:

- Frialator Fryers (2)
- 3' SouthBend Stove Top/Oven, 6 burner (1)
- 3' SouthBend Flattop Stove/Oven (1)
- 2' Ultra Max Flattop grill
- 12' Hood with Kitchen Knight II Fire Suppression system (PCL-460)
- Vollrath 8'x10' walk-in cooler
- WCP Solutions Dishwasher
- 3 Comp Sink
- Hand Sinks (3)
- 4' Prestige Hand Sink in Bar area
- 2 Comp Sink
- Reach- in Cooler 6'x6' (3' deep) Glass doors
- 4' TRUE Freezer, Make table top
- 4' TRUE Freezer Sandwich make line
- 6' GE Freezer
- 3'x3' tables (9) with chairs, customer seating

IMPROVEMENTS COMPLETED SINCE 2018:

- Replaced entire plumbing system, including addition of 1,500 gal grease interceptor \$70,000
- Removed all carpet; polished concrete floors \$20,000
- Removed old flower beds in parking lot and put new gravel back..... \$25,000
- Added 6' sidewalk around entire building with ADA compliant walkways \$18,000
- Replaced all the old gutters \$9,000
- Remodeled both ADA restrooms..... \$18,000
- Repainted inside and outside \$13,000
- Added some used equipment during remodel \$5,000
- TOTAL IMPROVEMENTS..... \$178,000



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