



COLDWELL BANKER COMMERCIAL
SCHNEIDMILLER REALTY

2000 NW BLVD. STE. 200

Coeur d Alene, ID 83814

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“BEVERAGE BARN DRIVE THRU”

Real Property and Business Opportunity

\$669,900

447 N. Bay Street

Post Falls, ID 83854

Contact Douglas Rall, ABR

Cell 208-640-5147

Email douglasrall@msn.com



Aerial photo of the Beverage Barn Drive Thru



Owner Additional

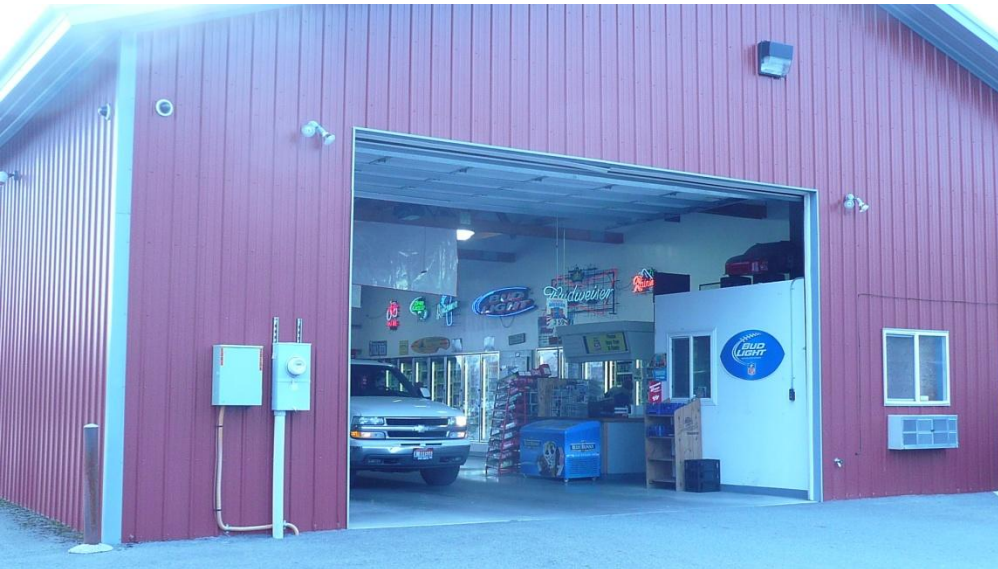
AIN: 198200 **LRSN:** 72844
Parcel Number: P-0135-001-002-0
Appr Dist: C **TRS:** 505W02NE
Incorporation: POST FALLS

Site Address:
447 N BAY ST
POST FALLS

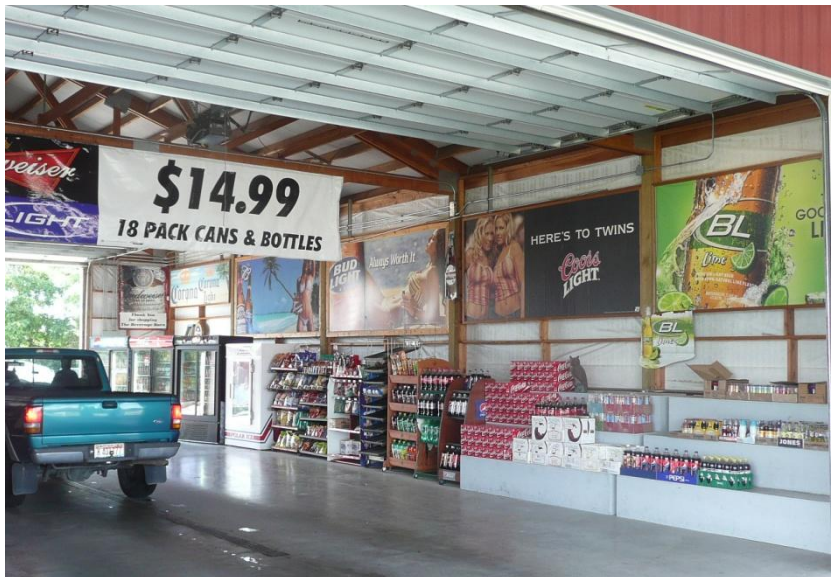
Legal Description:
BAY STREET PLAZA, LT 2 BLK 1

Acres: 0.545

Exterior Photos



Interior Photos



Summary of Offering

A) Building size:	3,000 sq.'
B) Land size:	23,740 sq.'
C) Asking price:	
Real property, furniture fixtures and equip.	\$500,000
Goodwill	\$169,900
	\$669,900
+ Inventory at close of escrow at cost, See Note 2	
D) Annual gross revenues, 5 year average:	\$970,000
E) Annual cash flow before payroll & debt service	\$156,000
F) Estimated annual payroll costs:	\$60,840 See Note 1

Notes:

- 1) Two owners perform all the work for the business and do not hire outside employees. They work a total of 4,680 hours per year. Using a rate of \$13 per hour including burden the annual payroll cost is estimated at \$60,840.
- 2) Inventory is estimated at \$44K to be measured at cost at close of escrow in addition to purchase and sale price of \$669,900.
- 3) These figures are taken from the tax returns and related accountants compilation reports. These documents are available to Buyer once a confidentiality agreement has been signed and prospective Buyer tours the facility.