



COLDWELL BANKER COMMERCIAL
SCHNEIDMILLER REALTY
2000 NW BLVD. STE. 200
Coeur d Alene, ID 83814
PH: 208-765-4300
FAX: 208-765-9150
TOLL FREE: 800-829-2555 ext. 2309

“BEVERAGE BARN DRIVE THRU”
Real Property and Business Opportunity
\$669,900
447 N. Bay Street
Post Falls, ID 83854

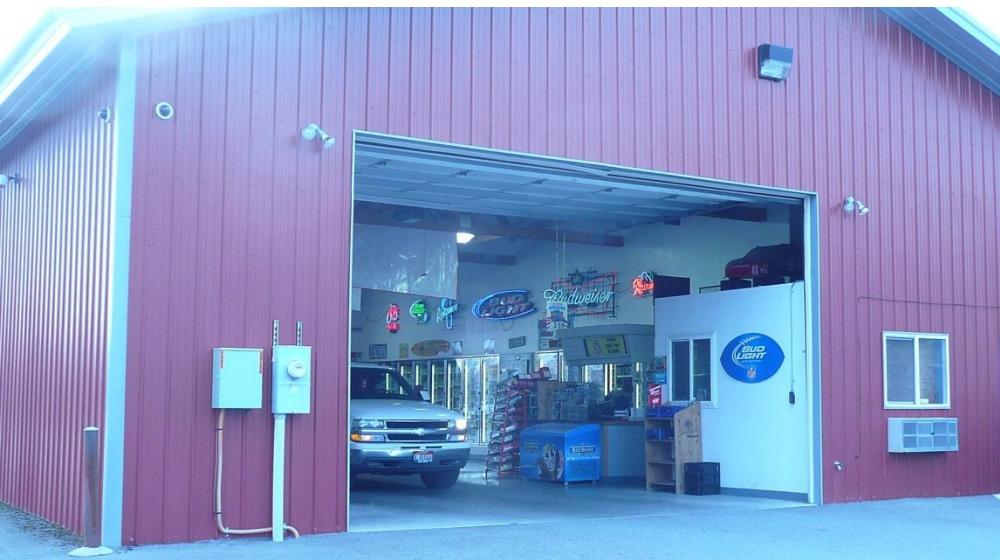
Contact Douglas Rall, ABR
Cell 208-640-5147
Email douglasrall@msn.com



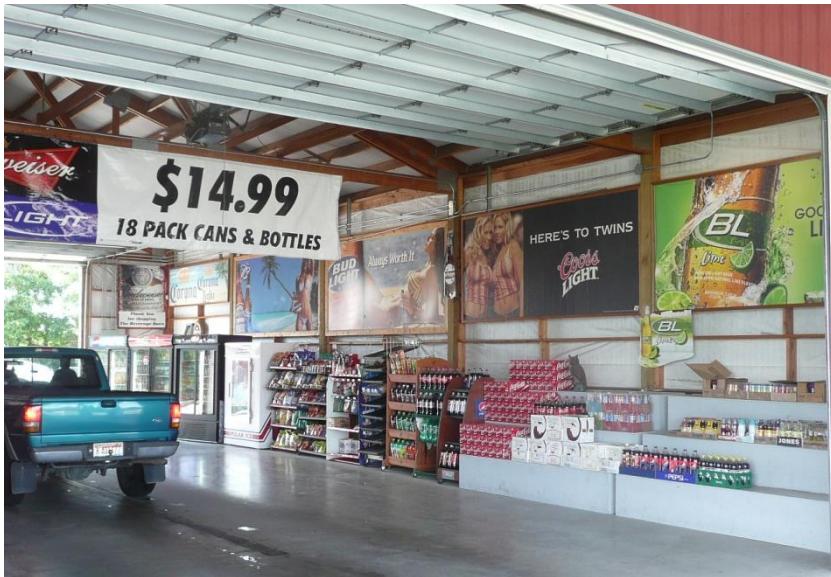
Aerial photo of the Beverage Barn Drive Thru



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
+ Inventory at close of escrow at cost, See Note 2	\$669,900
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.