



**Listing #2910**  
**Listing Agent: D. Henderson**

## Well-Established Brewery and Restaurant

**Type of Business:**

This Well-Established Brewery and Restaurant for sale in Iowa is known for producing quality, balanced beer and unique, tasty food, and they have the trophies to prove it. The brewery and eatery are focused on creating an exciting experience for both locals and customers who travel to the area. The brewery produces 40-50 different beers every year which are distributed throughout Iowa and into the neighboring states. The owners have built this business into a profitable and reputable brand that is ready for a new owner to step in and take it to the next level.

**Market Opportunity:**

Both the brewery and restaurant are set up to accommodate growth. The facilities are able to accommodate more storage, more events and more customers. Developing a strong marketing plan, adding more sales reps to increase distribution and hiring a restaurant manager would all produce more revenue for the business.

**Reason for Selling:**

Retirement/pursue other business ventures.

**Financial Statistics:**

Outlined below is a snapshot of the past four year's revenue along with the net owner benefit.

	<u>12 Mos. 2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
<b>Revenue</b>	<b>\$2,094,270</b>	<b>\$2,030,893</b>	<b>\$2,105,862</b>	<b>\$1,657,140</b>
<b>N.O.B.</b>	<b>\$294,289</b>	<b>\$231,179</b>	<b>\$266,244</b>	<b>\$322,379</b>

\* Net Owner Benefit (N.O.B.) is the amount of cash generated by the business to be used at the discretion of the owner.

The Selling Price is **\$875,000 for the business and \$1,500,000 for the real estate** including all assets as shown on the asset list.

Real Estate offered through **Dennis Henderson**, Next Generation Realty. 2011 NW 100<sup>th</sup> St., Clive, IA 50325.

**Disclaimer: The information contained in this document is taken from sources provided by the seller and is not warranted or guaranteed by the Broker. Its content has been approved by the Seller and is subject to corrections and /or changes.**

**For more information on this outstanding acquisition opportunity, please contact:**

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