



**Listing #2912R**  
**Listing Agent: B. Dostal**

## **Profitable Local Restaurant and Pub**

### **Type of Business:**

This profitable local restaurant and pub located in Central Iowa offers great food, friendly service, and a unique atmosphere which attracts customers from across the state. The business serves high-quality steaks, chops, chicken and fish and maintains a reputation for great pizza as well. The business has a large dining area to accommodate more than 150 customers as well as a full-service bar. The customer base consists of regular local customers who frequent during lunch and dinner. The restaurant sees significant increased traffic during weekend hours from customers traveling across Iowa.

### **Market Opportunity:**

The business has established a well-known brand through great food and service with limited marketing. Revenues could be increased with delivery of pizza during the peak season. Additionally, local marketing efforts could also be used to boost awareness and capitalize on the major highway traffic in the area.

### **Reason for Selling:**

Pursue other business interests.

### **Financial Statistics:**

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

	<u>2019</u>	<u>2018</u>	<u>2017</u>
<b>Revenue</b>	<b>\$920,827</b>	<b>\$860,395</b>	<b>\$868,402</b>
<b>N.O.B.</b>	<b>\$124,485</b>	<b>\$113,198</b>	<b>\$140,208</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 for the business is **\$275,000** which includes all the assets listed on the Asset List. Real Estate at this location is also for sale at **\$100,000** and is offered through Brad Dostal, 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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