

FOR SALE



MONGOLIAN BBQ RESTAURANT BUSINESS FOR SALE

3213 N Government Way
Coeur d'Alene, ID 83815

BUSINESS ONLY* NO REAL ESTATE INCLUDED IN THIS OFFER

Sale Price: \$349,000
Building Size: ±4,651 SF (2 Floors)
Lot Size: ±0.38 AC
Parcel #: C465500B999A
Year Built: 2007

[View
Location](#)



CRAIG HUNTER

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**KIEMLE
HAGOOD**

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Excellent restaurant opportunity in Coeur d'Alene, Idaho. This business has been in operation since 2007. Extremely high traffic counts on signalized corner near Safeway and Costco of $\pm 19,000$ cars per day. This is a turnkey operation and the price includes all Furniture, Fixtures, and Equipment. The value of the FF&E is approximately \$250,000. The building is $\pm 3,355$ SF on the main level with an additional $\pm 1,296$ SF of storage and office space on the second floor. There are 33 car parks and the occupancy is 76. The business currently is open 5 days a week. Confidential to Employees and showings will need to get set up with 24 hour advanced notice. Long term staff are interested in continuing with new ownership. The lease rate is \$5,800 per month, NNN.



DEMOGRAPHICS	1MI	3MI	5MI
Est Pop 2023	6,354	48,920	86,814
Projected Pop 2028	6,339	51,589	95,109
Est Daytime Pop	12,139	41,569	63,941
2023 Average HHI	\$68,449	\$94,022	\$98,599
2023 Median HHI	\$44,954	\$67,192	\$73,203

TRAFFIC	AVERAGE DAILY TRAFFIC
North Governemnt Way	$\pm 18,937$ ADT
W Neider Avenue	$\pm 12,078$ ADT

NEARBY BUSINESSES

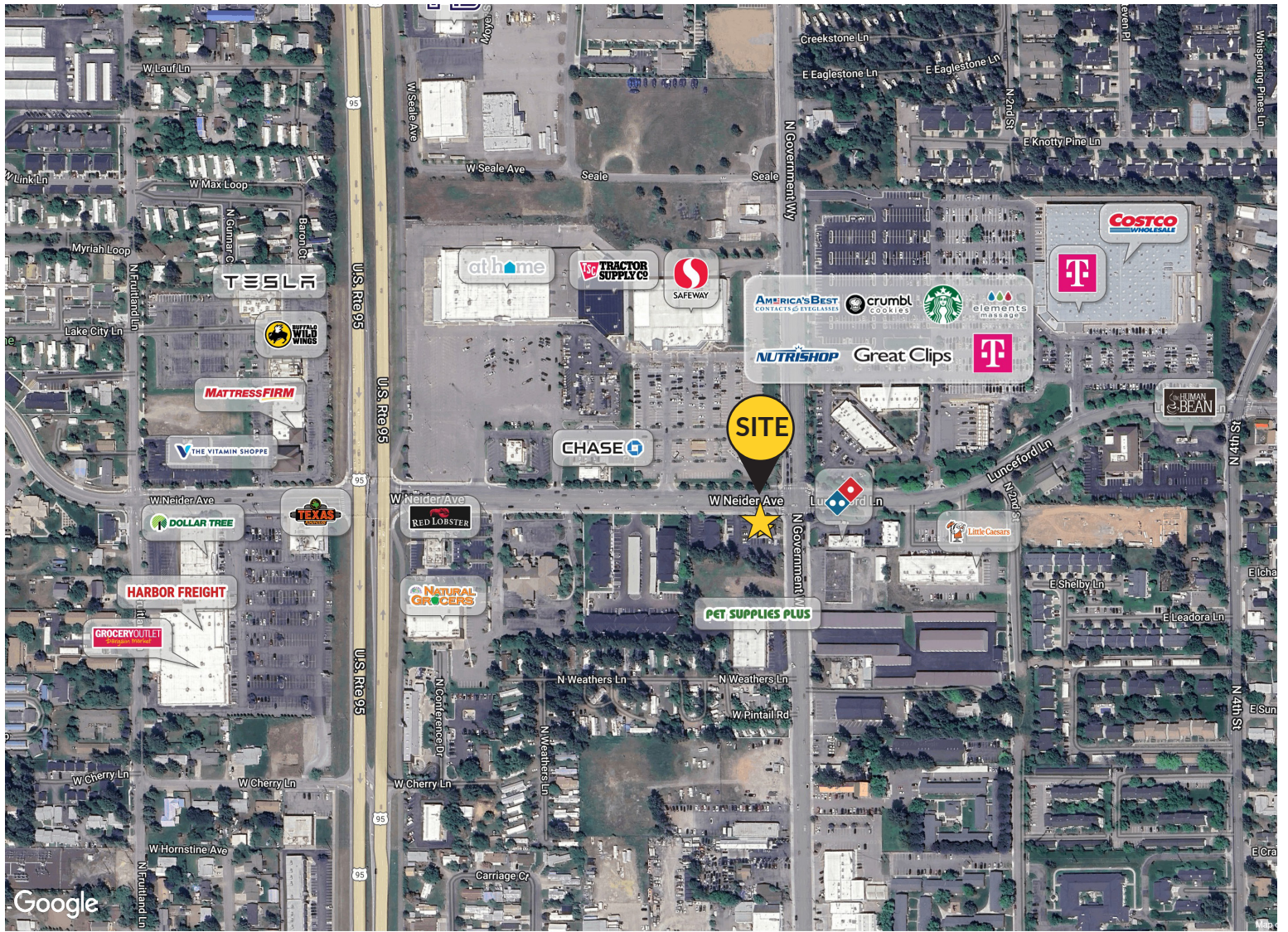
- Safeway
- Costco
- Dominos
- Tractor Supply
- At Home
- Crumble Cookie
- Starbucks
- Great Clips
- & more!

KIEMLEHAGOOD

INTERIOR PHOTOS

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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814

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