

Popular Westside Neighborhood Pub for Sale

Client #: A-N1826

Summary:

This is a popular Westside neighborhood pub for sale. It has a reputation for excellent food and drinks, great service, and good prices. It offers customers a fun, welcoming vibe. It is a great place to go and kick back and have some fun!

The neighborhood pub for sale has a relaxing, casual atmosphere. Customers get to enjoy well made, good food and cold drinks. They also can catch a game on one of the many TVs, play the jukebox, or play a variety of games such as trivia, billiards, darts, pool tables, among others. Customers enjoy free Wi-Fi.

The neighborhood pub has plenty of seating for over 100 customers plus patio seating in the warmer months. It has a full kitchen that serves up a diverse menu of made from scratch food. This neighborhood pub for sale carries a 209 liquor license with gaming endorsement. It carries a full liquor menu and has 12 beers on tap. Sales are approximately 43% food and 57% liquor. Food and drink specials are offered daily. It offers takeout. The staff provides fast, friendly service.

It is an easy to run establishment that is ready for a new, hands-on owner!

Areas for Improvement:

Current owner has not concentrated much time and resources into advertising in order to drive more traffic to the store for some time. The current owner has identified the following areas for improvement in the business that could increase traffic and sales to the pub.

- Providing online ordering through relationships with GrubHub and other ordering sites.
- Implementation of a better social media strategy and more aggressive marketing campaign to bring in new and repeat customers.
- Expanding and/or reinstating special events, tournaments, entertainment, etc.

Location: Westside Indianapolis

Reason For Sale: The Seller is preparing to retire

Asking Price: \$185,000

Inventory of approximately \$20,000 is not included in the sale. The Seller financing is available.

Financial Information:

2018 Sales = \$880,793

2017 Sales = \$857,244

2016 Sales = \$837,192

Lease Information:

The facility is approximately 3,200 square feet with monthly rent of \$5,500 including CAM charges. The lease expires January 2022.

Employee Information:

There are seven (7) full-time employees and three (3) part-time employees. The Seller is semi-absentee. With the exception of the Seller, it is not anticipated that there will be any employee turnover as a result of a sale.

Equipment Information:

The equipment is in good condition. A detailed list of assets included in the sale is available upon request.

Training & Transition Information:

The Seller is willing to train and transition the Purchaser for a mutually agreeable time period immediately following closing.

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