

# PROFITABLE WINE BAR/RESTAURANT BUSINESS FOR SALE

## DIVINE WINE, CORK & FORK

1031 N Main St, Meridian, ID 83642



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$150,000
<b>LOT SIZE:</b>	0.28 Acres
<b>BUILDING SIZE:</b>	2,900 SF
<b>ZONING:</b>	O-T

### PROPERTY OVERVIEW

Holding strong during Covid-19! Divine Wine Cork & Fork is a true gem located on Main Street in the heart of Idaho's fastest growing community, Meridian, ID. Over the last four years, this restaurant has become a Cheer's-like customer favorite with exceptional on-line reviews. The restaurant boasts a full dinner menu of American classics such as seared scallops, crab cakes, filet mignon, lobster, specialty salads, luscious desserts and, of course, an elegant selection of hand-chosen wines. The kitchen is currently running at 27-30% food cost. The restaurant is 2,500 SF with an additional 400 SF upstairs for gatherings and enjoying cigars. Features an attractive warm décor with intimate indoor dining, bar seating and an expansive patio surrounded by finely manicured landscaping and shaded by a 150 year old black maple tree. The property has plenty of private parking as well as on street parking. Current ownership hosts live music three times a week on the patio (80+ seating capacity) in the summer and indoors (seating for 60) during the winter months.

\*This is a prime opportunity for an experienced restaurant operator to step in and continue to build on the excellent reputation that this business has earned.

\*\*The purchase price includes all recipes, some equipment, website, training period and non-compete agreement.

Purchase does not include wine in stock. (negotiable)

\*\*\*Business owner is willing to carry with \$30,000 down at 8% for 48 months (\$2,685/month).

Property owner is willing to entertain offers.

**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**CHRIS NOVAK**  
Associate  
O: 208.869.4713  
cnovak14@yahoo.com

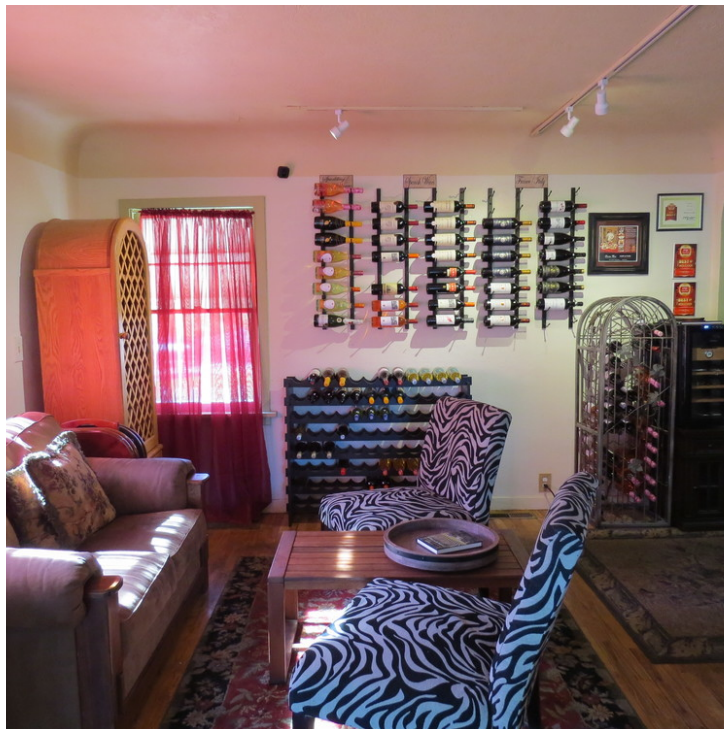
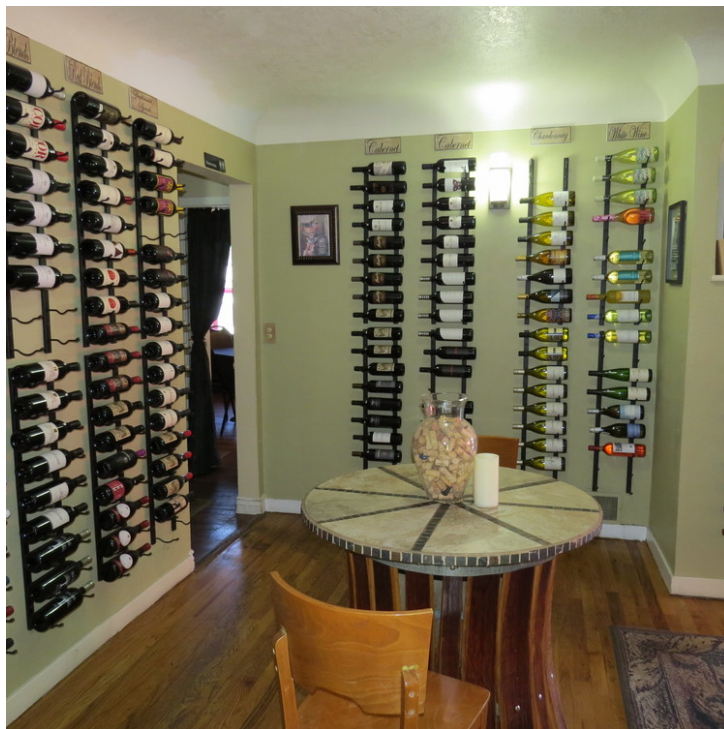
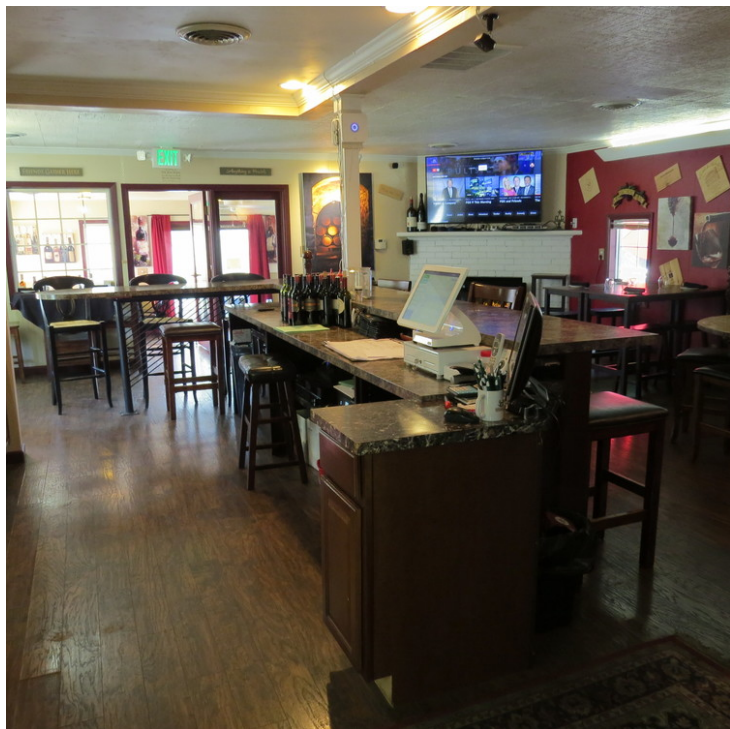
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# PROFITABLE WINE BAR/RESTAURANT BUSINESS FOR SALE

## DIVINE WINE, CORK & FORK

1031 N Main St, Meridian, ID 83642



**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**CHRIS NOVAK**  
Associate  
O: 208.869.4713  
cnovak14@yahoo.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## PROFITABLE WINE BAR/RESTAURANT BUSINESS FOR SALE

# DIVINE WINE, CORK & FORK

1031 N Main St, Meridian, ID 83642



**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**CHRIS NOVAK**  
Associate  
O: 208.869.4713  
cnovak14@yahoo.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## PROFITABLE WINE BAR/RESTAURANT BUSINESS FOR SALE

# DIVINE WINE, CORK & FORK

1031 N Main St, Meridian, ID 83642



**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**CHRIS NOVAK**  
Associate  
O: 208.869.4713  
cnovak14@yahoo.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# PROFITABLE WINE BAR/RESTAURANT BUSINESS FOR SALE

## DIVINE WINE, CORK & FORK

1031 N Main St, Meridian, ID 83642



**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**CHRIS NOVAK**  
Associate  
O: 208.869.4713  
cnovak14@yahoo.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# PROFITABLE WINE BAR/RESTAURANT BUSINESS FOR SALE

## DIVINE WINE, CORK & FORK

1031 N Main St, Meridian, ID 83642



**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**CHRIS NOVAK**  
Associate  
O: 208.869.4713  
cnovak14@yahoo.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

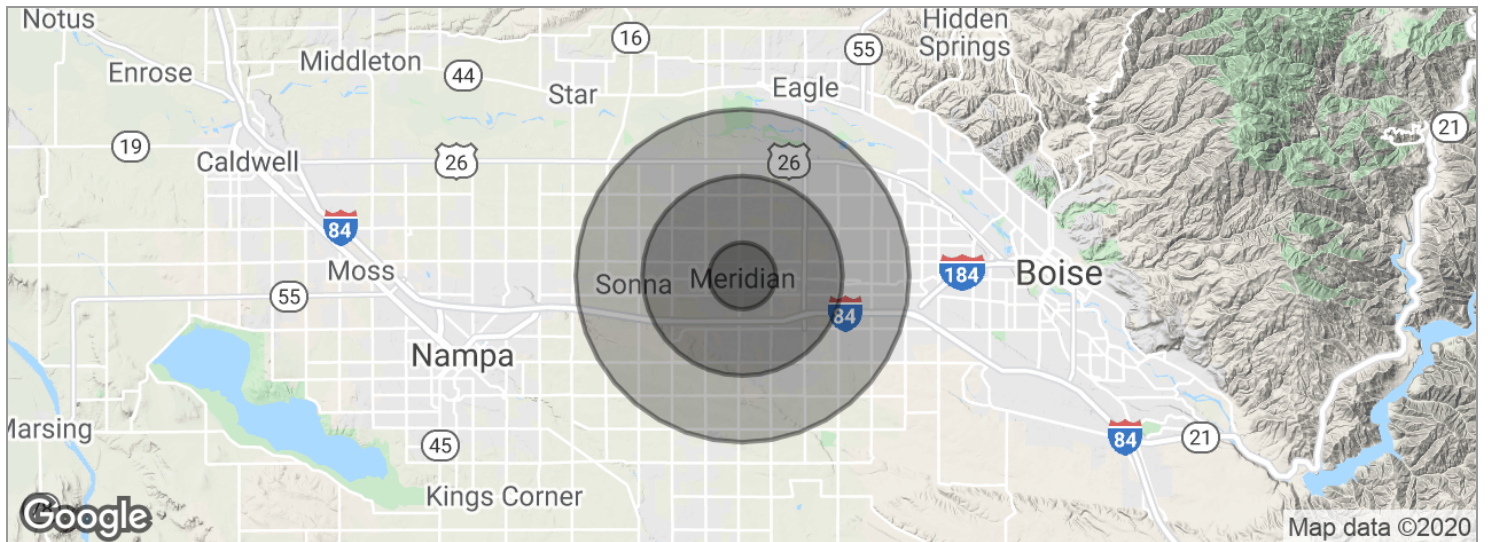
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



# PROFITABLE WINE BAR/RESTAURANT BUSINESS FOR SALE

## DIVINE WINE, CORK & FORK

1031 N Main St, Meridian, ID 83642



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,298	57,488	119,278
Median age	31.1	32.3	33.6
Median age (male)	30.8	32.0	33.4
Median age (Female)	31.8	33.0	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,070	20,581	41,904
# of persons per HH	2.7	2.8	2.8
Average HH income	\$61,530	\$72,960	\$80,881
Average house value	\$198,858	\$224,446	\$241,325

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**CHRIS NOVAK**  
Associate  
O: 208.869.4713  
cnovak14@yahoo.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)