

FOR SALE >>>>

# FISH ON RESTAURANT & BAR

6613 COMMERCIAL PARK AVE | RATHDRUM, ID 83858

# BUSINESS FOR SALE



TURNKEY RESTAURANT WITH LIQUOR LICENSE



## ★ INVESTMENT HIGHLIGHTS

|                |                |
|----------------|----------------|
| NET:           | \$59,900**     |
| SALES:         | \$267,089      |
| LIQUOR:        | INCLUDED*      |
| INCLUDES:      | ALL FF&E       |
| KITCHEN:       | FULLY EQUIPPED |
| BAR BUILDOUT:  | COMPLETE       |
| GUESTS (2025): | 11,883         |
| AVG PER GUEST: | \$20.76        |

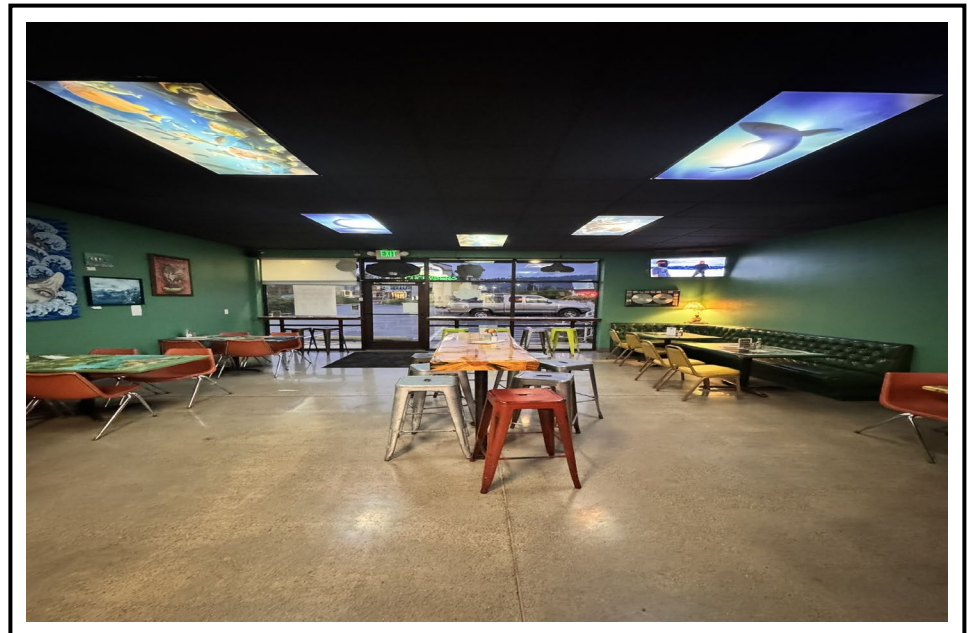
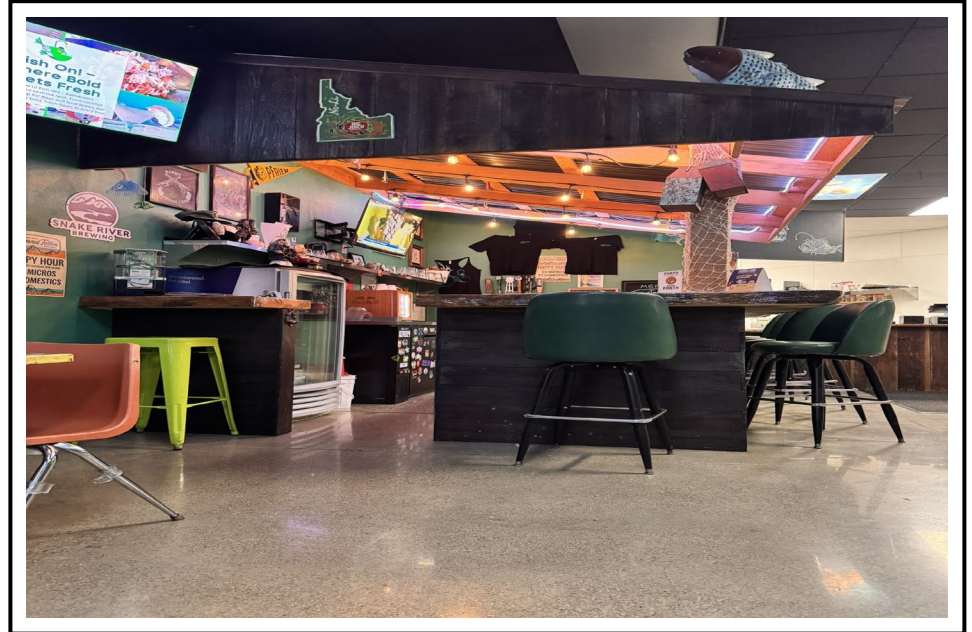
- \* ABC approval; 10% state fee by buyer
- \*\* Operating income per 2025 Form 1120-S

## 🏪 BUSINESS DETAILS

|               |            |
|---------------|------------|
| LIST PRICE:   | \$299,000  |
| SALE TYPE:    | BUSINESS   |
| BUSINESS:     | RESTAURANT |
| LIQUOR:       | INCLUDED*  |
| PREMISES:     | LEASED     |
| OPENED:       | 2022       |
| POS:          | TOAST      |
| SALES (2025): | \$267,089  |

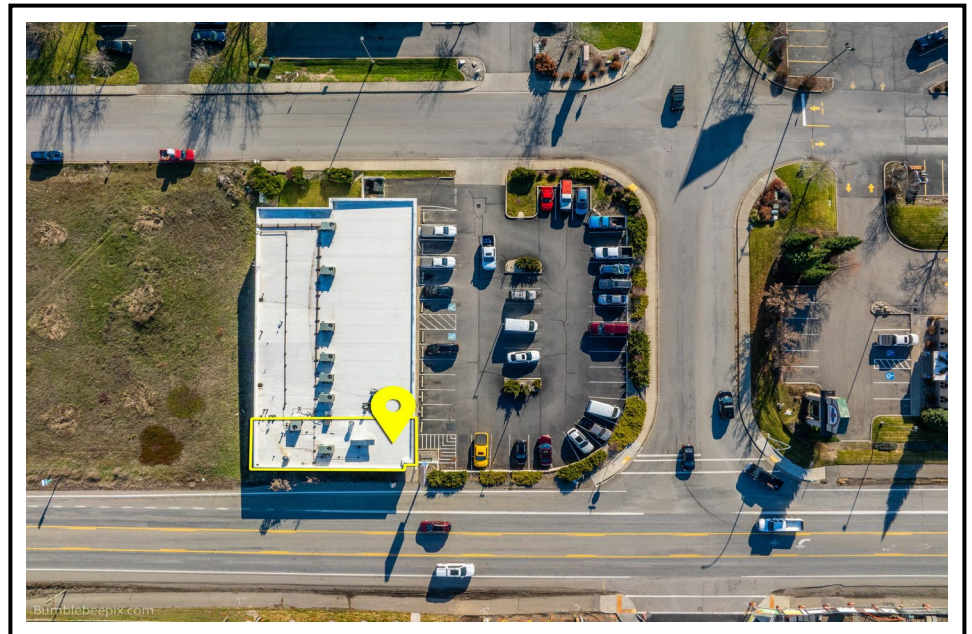
## 📋 BUSINESS OVERVIEW

Turnkey, profitable restaurant on Highway 53 in Rathdrum, one of Idaho's fastest growing markets. Located next to Super 1 Foods with strong traffic, easy access, and new development across the street including AutoZone and Idaho Central Credit Union. Built out from shell as a full-service restaurant, the sale includes a full liquor license, fully equipped commercial kitchen, hood system, walk in cooler and freezer, bar buildout, dining furnishings, and all FF&E for immediate operation. 2025 gross sales of \$267,089 with \$59,900 in operating income per the filed tax return.



FISH ON | 6613 COMMERCIAL PARK AVE

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FISH ON | 6613 COMMERCIAL PARK AVE

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# LOCATION OVERVIEW

## 1 MILE RADIUS



POPULATION  
**4,281**



BUYING POWER  
**\$113.3M**



AVG. HOUSE-HOLD INC.  
**\$87,237**

## 3 MILE RADIUS



POPULATION  
**13,778**



BUYING POWER  
**\$423.9M**



AVG. HOUSE-HOLD INC.  
**\$101,490**

## 5 MILE RADIUS



POPULATION  
**22,641**



BUYING POWER  
**\$722.8M**



AVG. HOUSE-HOLD INC.  
**\$103,526**



FISH ON | 6613 COMMERCIAL PARK AVE

BERKSHIRE HATHAWAY JACKLIN REAL ESTATE

5



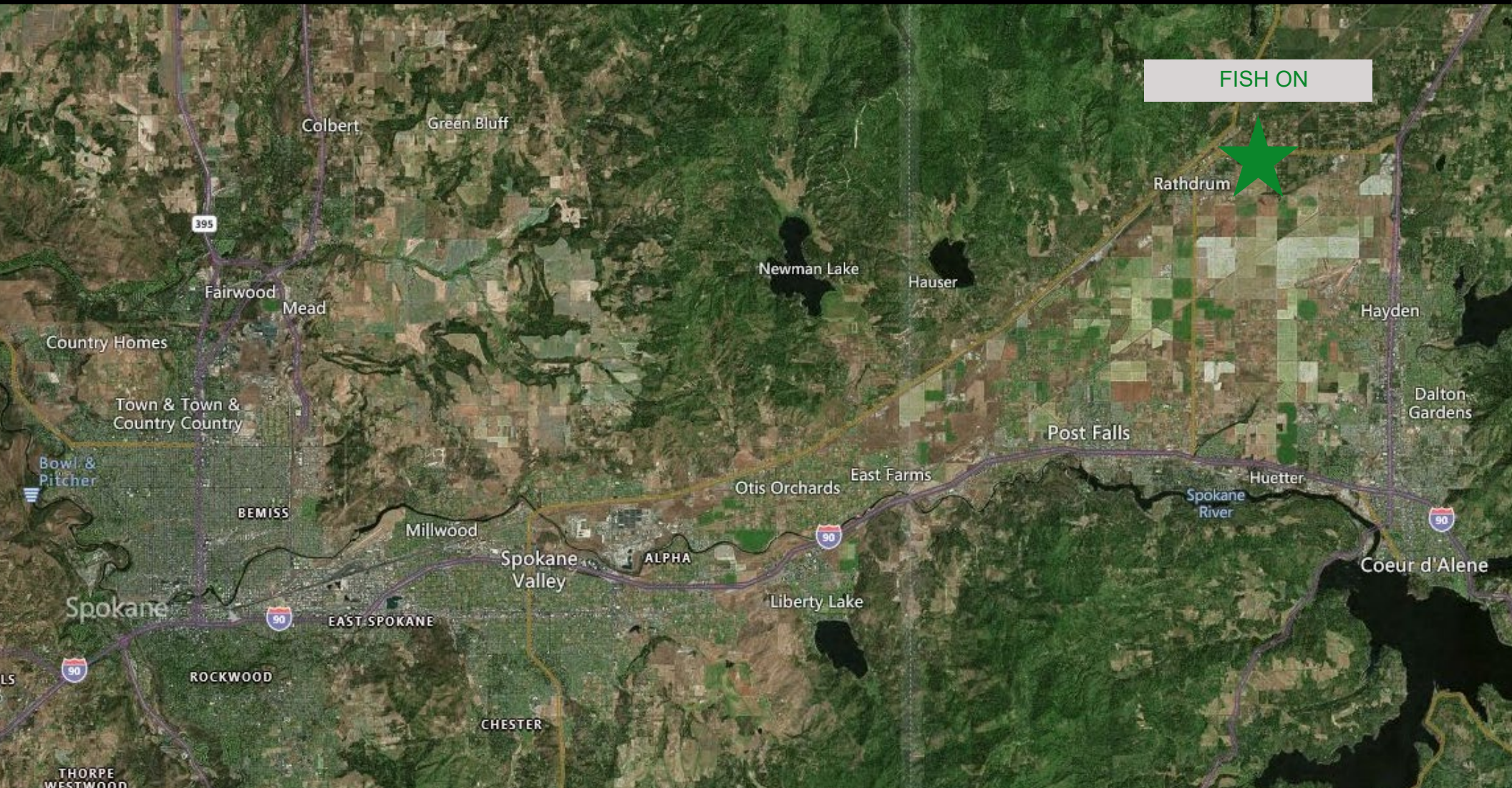
 LOCATION DESCRIPTION

Rathdrum is one of the fastest growing communities in North Idaho, located on the Highway 53 corridor at the base of Rathdrum Mountain between Post Falls and Athol. Steady residential growth keeps bringing new rooftops and retail to the corridor, anchored by Super 1 Foods with new development including AutoZone and Idaho Central Credit Union across the street from the subject property.

 LOCATION DETAILS

|                      |                                                                                                                |
|----------------------|----------------------------------------------------------------------------------------------------------------|
| COUNTY:              | KOOTENAI                                                                                                       |
| POPULATION GROWTH:   | One of Idaho's fastest growing counties with 1.7% annual population growth                                     |
| TOURISM & LIFESTYLE: | Minutes from Twin Lakes and Spirit Lake, with Silverwood Theme Park a short drive north                        |
| ACCESSIBILITY:       | Direct frontage on Highway 53 with quick connections to Highway 41 and US 95, minutes from Post Falls and I-90 |

# LOCATION



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**BERKSHIRE HATHAWAY** | JACKLIN REAL ESTATE

 **COMMERCIAL DIVISION™**

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