



**Razzles Bar and Grill, Kootenai County, Idaho, 1.00 Acres**

**\$1,450,000**

- Income producing

Popular neighborhood nightclub in Hayden Urban renewal district. Just under 5000' with occupancy of 194, and 300 for events. Extensive improvements in 2011, (insulation, plumbing, electrical, fire suppression system and heating & cooling, 4 UV air scrubbers). New paint, roof, flooring and roof top unit in 2020/2021. Commercial Kitchen with Level 1 Hood, current on all inspections. New commercial Prep table, 2 door freezer & 3 door fridge. Venue is equipped with digital sound equipment that has hosted national acts (Anchored, Saving Abel & Saliva), and supports the local music scene as well as one of the most popular karaoke spots in the area. Music and sound equipment is negotiable. Purchase includes building, land, business equipment and liquor license. Liquor license is one of the oldest in Kootenai county and has no food restrictions, or violations. Turn key and right buyer can continue to operate and with room for continued growth. Possible owner carry with acceptable terms.

**Main Info**

- Street Address : 10325 N. Government Way
- Lot Size Acres : 1.00 Acres
- Postal / Zip Code : 83835
- Dwelling : No
- State / Province : Idaho
- County : Kootenai
- Closest City : Hayden

**Taxes**

Tax Year : 2021

Estimated Taxes per year are \$1,810.00

### Broker Info



#### **Kelsie Wetherell**

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Kelsie is the Broker of Clearwater Properties of Idaho, Inc and has been in real estate for over 20 years and enjoys helping people fulfill their dreams. Selling real estate in the Napa Valley and now in the northern Idaho area gives her the diversity of knowledge on many properties. Kelsie believes in creating a trusting bond with her clients and will give them a straight, honest answer. Kelsie enjoys trap shooting, golfing, and skiing.

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