

# **BUSINESS OFFERING SUMMARY**



## **Winger's, Inc.** **Sidney, Ohio**

John Naayers, President

### **Business Description**

Winger's, Inc. is a well established independent (no franchise fees) family friendly sports bar restaurant located on the main business highway in Sidney, Ohio off of I-75 and across from Menards within a very extended shopping strip district. Winger's began business in 1991 at 1510 Michigan St., Sidney, Ohio and moved to its present A frame high ceiling Lodge like building with a covered patio located at 2881 Michigan St., Sidney in 2008. Winger's is known for its great food, well maintained, clean, and fun friendly environment. Winger's is the destination place for many area business group gatherings. If you google "Wingers of Sidney, Ohio" you will see a very favorable 4.2 Google Review Rating along with many pictures of Winger's food, drinks, and very appealing interior. The Winger's Facebook page also provides further insight.

### **Financial Performance**

Always exceeds \$1M annual gross (even in a pandemic year) and on target to approach or exceed \$1.3M in 2021.

### **Attractive Features\* and Potential Growth Features\*\***

- \*Great Reputation and well-established Customer Base
- \*Great well-maintained Building and Location
- \*Consistent \$1M+ annual revenues and trending to exceed \$1.3M
- \*Franchise like structure and appearance without franchise fees

- \*\*Sunday revenues are available
- \*\*Great concept can be duplicated into multiple locations or franchised
- \*\*Prices overdue for an increase
- \*\*A new present owner with some technology improvements can improve performance.

### **Building Information**

Acreage:	1.297 acres
Year Built:	2008
Sq. Ft.:	3,360
Occupancy:	136 inside plus 24+ (covered patio)
Parking:	ample with 60+ spaces
Storage Shed:	14' x 20'

Immaculately maintained (like new) A Frame (high ceiling) lodge like building with covered patio.

### **Reason For Selling:** Retirement

### **Asking Prices:**

Business:	\$375,000 + Inventory
Building:	\$675,000 or Triple Net Lease at \$16/sq. ft. (\$4,480/mo.)

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If you have an interest in further exploring this opportunity, please contact me by phone or email. The signing of a Confidentiality Agreement will be required before the identity or Selling Memorandum will be released.