

FOR SALE
Bamboo Room and Pioneer Bar
Asking Price \$1,100,000



ABOUT THE BUSINESS

Step into the world of opportunity with The Bamboo Room and Pioneer Bar, A beloved landmark in the vibrant heart of downtown Haines, Alaska. This exceptional property offers a thriving business and a comfortable living space, all in one. The 4,655 sq ft restaurant and bar area provides seating for approximately 100 patrons, creating a lively atmosphere for the locals and tourists alike. Above, discover a spacious 3,000 sq ft upper level, ideally suited for an apartment, Bed & Breakfast, or owner's residence. Haines is a year-round destination for wildlife enthusiasts and outdoor adventurers, ensuring a steady stream of customers and potential guests.

The Bamboo Room is open daily from 7 am to 9 pm during the summer. They are open four days a week in winter, from 7 am to 2 pm and 5 to 8 pm. They are known for their fabulous breakfasts, burgers, and seafood, especially Halibut & Chips. The Pioneer Bar is open daily in the summer from 8 am until potentially 5 am the next day. It is popular among young outdoor adventurers and known for great live music. It is open four days a week in the winter until snow sports enthusiasts start arriving in March. Skiing Magazine touted the Pioneer as one of North America's top 31 ski town bars. Patrons have left their imprint and original art on the ceiling tiles.

The Bamboo Room provides catering at outside venues throughout the year. They have served as many as 250 guests at sit-down dinners. Every summer, they prepare approximately 5000 lunches for a local tour company. The bar also caters to special events. They have a great staff, most of whom have worked for them for many years. They are especially known for good, fast, and friendly service.

Over the years, the reputation of the Bamboo Room and Pioneer Bar has grown exponentially. They have been recognized in the U.S.A. Today, Outside Magazine, National Geographic Explorer, Sunset Magazine, Esquire Magazine, and RoadBike Motorcycle Cruising. They were the only establishment in Alaska featured in 2011 Coastal Living Magazine's top 25 seafood restaurants in America. They have also been featured on the Hallmark Channel's "America" series, in a "Food Finds" episode on the Food Network, and in many commercial skiing and snowboarding films and advertisements.

Bamboo Room Restaurant
Profit & Loss
January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Income	
ARPA Grant Income	135,386.00
301 · Food Sales - Restaurant	592,030.03
302 · Catering Income	30,404.00
303 · Rental Income	7,200.00
304 · Miscellaneous Income	12.28
305 · Interest income	13.99
	765,046.30
Total Income	
Cost of Goods Sold	
411 · Food Purchases	
412 · Freight	16,756.95
413 · Equipment & Supplies	6,249.38
414 · Disposables	2,124.62
411 · Food Purchases - Other	199,640.83
	224,771.78
Total 411 · Food Purchases	
416 · Merchant Account Fees	12,524.37
50000 · Cost of Goods Sold	-14,697.37
	222,598.78
Total COGS	
Gross Profit	542,447.52
Expense	
Annual Credit Card Fees	195.00
Contributions & Charity	850.00
Insurance Expense	4,199.98
Property Tax	4,331.26
Snowplowing, Sanding	269.02
501 · Payroll Wages	
501.3 · Other Payroll Expenses	-4,656.88
501 · Payroll Wages - Other	222,057.95
	217,401.07
Total 501 · Payroll Wages	
502 · Payroll taxes	21,644.39
503 · Hns Boro SalesTax	26,276.57
504 · Repairs and Maintenance	11,663.69
505 · Heating Fuel	21,519.96
506 · Janitorial &Supplies	16,462.18
507 · Utilities	19,512.29
508 · Legal & Accounting	10,132.00
509 · Trash & Recycling	8,911.95
510 · Interest Paid	13,573.18
511 · Membership and Fees	100.00
512 · Advertising and Promotion	2,098.37
513 · Republic Indemnity	0.00
514 · Miscellaneous	10.00
516 · Rent	1,705.50
517 · Travel	1,008.90
518 · Telephone Expense	1,304.99
520 · Depreciation Expense	18,219.00
521 · Office Supplies	623.10
522 · Bank Service Charges	
522.5 · Bank Overdraft Charges	33.00
522 · Bank Service Charges - Other	225.29
	258.29
Total 522 · Bank Service Charges	

Bamboo Room Restaurant
Profit & Loss
 January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
301 - Food Sales - Restaurant	831,687.24
302 - Catering Income	55,386.00
304 - Miscellaneous Income	1,017.42
305 - Interest income	53.63
	888,144.29
Total Income	
Cost of Goods Sold	
411 - Food Purchases	
412 - Freight	24,503.79
413 - Equipment & Supplies	7,879.34
414 - Disposables	7,622.89
411 - Food Purchases - Other	232,222.71
	272,228.73
Total 411 - Food Purchases	
416 - Merchant Account Fees	18,878.00
50000 - Cost of Goods Sold	-2,056.87
	289,049.86
Total COGS	
Gross Profit	599,094.43
Expense	
Annual Credit Card Fees	75.00
Contributions & Charity	2,273.35
Equipment under \$2500	6,461.93
Insurance Expense	-204.43
Property Tax	4,279.68
Snowplowing, Sanding	1,012.82
501 - Payroll Wages	
501.2 - Employee meals on location	39,346.11
501.3 - Other Payroll Expenses	1,202.57
501 - Payroll Wages - Other	338,006.39
	378,555.07
Total 501 - Payroll Wages	
502 - Payroll taxes	31,482.48
503 - Hns Boro Sales Tax	40,034.88
504 - Repairs and Maintenance	22,216.01
505 - Heating Fuel	30,945.78
506 - Janitorial & Supplies	16,404.91
507 - Utilities	19,701.77
508 - Legal & Accounting	15,345.47
509 - Trash & Recycling	7,194.32
510 - Interest Paid	21,298.10
512 - Advertising and Promotion	9,382.49
513 - Republic Indemnity	0.00
514 - Miscellaneous	0.00
515 - Meals & Entertainment	22.80
516 - Rent	300.00
517 - Travel	2,790.18
518 - Telephone Expense	671.16
520 - Depreciation Expense	9,477.00
521 - Office Supplies	1,566.41
522 - Bank Service Charges	
522.5 - Bank Overdraft Charges	264.00
522 - Bank Service Charges - Other	234.82
	498.82
Total 522 - Bank Service Charges	

Bamboo Room Restaurant
Profit & Loss
 January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
ARPA Grant Income	53,199.00
301 · Food Sales - Restaurant	647,083.06
302 · Catering Income	30,738.00
304 · Miscellaneous Income	504.81
305 · Interest Income	2.92
Total Income	731,527.79
Cost of Goods Sold	
411 · Food Purchases	
412 · Freight	17,891.04
413 · Equipment & Supplies	5,622.39
414 · Disposables	8,109.28
411 · Food Purchases - Other	185,045.89
Total 411 · Food Purchases	216,668.60
416 · Merchant Account Fees	14,658.82
Total COGS	231,327.42
Gross Profit	500,200.37
Expense	
Annual Credit Card Fees	225.00
Contributions & Charity	100.00
Equipment under \$2500	4,919.48
Property Tax	4,301.50
Snowplowing, Sanding	58.03
501 · Payroll Wages	
501.2 · Employee meals on location	5,339.41
501.3 · Other Payroll Expenses	1,316.34
501 · Payroll Wages - Other	271,815.82
Total 501 · Payroll Wages	278,471.57
502 · Payroll taxes	23,773.95
503 · Hns Boro SalesTax	31,869.19
504 · Repairs and Maintenance	7,676.18
505 · Heating Fuel	19,292.27
506 · Janitorial &Supplies	6,481.09
507 · Utilities	18,605.52
508 · Legal & Accounting	14,146.65
509 · Trash & Recycling	6,773.65
510 · Interest Paid	3,702.88
511 · Membership and Fees	500.00
512 · Advertising and Promotion	2,900.31
513 · Republic Indemnity	4,551.33
514 · Miscellaneous	10,267.04
516 · Rent	708.69
517 · Travel	1,480.08
518 · Telephone Expense	675.88
521 · Office Supplies	1,558.06
522 · Bank Service Charges	
522.5 · Bank Overdraft Charges	99.00
522 · Bank Service Charges - Other	242.30
Total 522 · Bank Service Charges	341.30
524 · Employee Benefits	1,435.80
527 · Computer and Internet Expenses	4,686.28
Total Expense	449,501.73
Net Ordinary Income	50,698.64
Net Income	50,698.64

Pioneer Bar
Profit & Loss
 January through December 2022


	Jan - Dec 22
Ordinary Income/Expense	
Income	
40100 · Bar Sales	270,799.60
40600 · Misc Income	12,098.88
40700 · Interest Income	417.24
Total Income	283,315.72
Cost of Goods Sold	
41100 · Bar Purchases	102,781.84
41200 · Freight	3,990.85
41300 · Bar Supplies	228.85
Total COGS	107,001.54
Gross Profit	176,314.18
Expense	
50350 · Late fees / Penalty	122.48
50250 · Membership & Fees	783.74
Republic Indemnity	0.00
Snowplowing, Sanding	1,329.06
41600 · Merchant Account Fees	6,727.07
Small Equipment	837.82
50100 · Payroll Wages	
501.10 · Other Payroll Expenses	-10,580.78
50100 · Payroll Wages - Other	149,760.13
Total 50100 · Payroll Wages	139,179.35
50200 · Payroll Taxes	14,184.53
50300 · Hns Boro Sales Tax	9,714.01
50400 · Repairs and Maintenance	2,047.05
50500 · Heating Fuel	5,426.84
50600 · Supplies	2,073.09
50700 · Utilities	
Electric	7,263.67
Total 50700 · Utilities	7,263.67
50800 · Legal & Accounting	8,289.25
50900 · Trash & Recycling	1,165.83
51000 · Interest Paid	4,670.52
51200 · Advertising and Promotion	
512.10 · Music	3,008.81
51200 · Advertising and Promotion - Other	5,129.75
Total 51200 · Advertising and Promotion	8,138.56
51400 · Misc Expense	27.80
51600 · Business Licenses and Permits	280.00
51700 · Travel	418.00
51800 · Telephone Expense	1,824.03
52000 · Depreciation Expense	2,680.00
52100 · Office Supplies	1,236.80
52200 · Bank Service Charges	
52220 · NSF Bank Fees	95.00
52200 · Bank Service Charges - Other	208.35
Total 52200 · Bank Service Charges	303.35
52400 · Juke Box & Music Rights	2,717.78
61700 · Computer and Internet Expenses	835.54
67100 · Rent Expense	7,200.00
Total Expense	229,476.17
Net Ordinary Income	-53,161.99
Net Income	-53,161.99

Pioneer Bar
Profit & Loss
 January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
40100 · Bar Sales	265,985.23
40600 · Misc Income	18.37
Total Income	266,003.60
Cost of Goods Sold	
41100 · Bar Purchases	113,377.48
41200 · Freight	4,255.18
41300 · Bar Supplies	179.46
41500 · Change in Inventory	-7,256.98
Total COGS	110,555.14
Gross Profit	155,448.46
Expense	
50250 · Membership & Fees	400.00
41600 · Merchant Account Fees	7,932.76
Small Equipment	973.62
50100 · Payroll Wages	
501.10 · Other Payroll Expenses	-11,023.67
50100 · Payroll Wages - Other	134,667.23
Total 50100 · Payroll Wages	123,643.56
50200 · Payroll Taxes	12,316.84
50300 · Hns Boro Sales Tax	10,831.30
50600 · Supplies	539.86
50700 · Utilities	
Electric	5,699.30
Total 50700 · Utilities	5,699.30
50800 · Legal & Accounting	13,231.51
50900 · Trash & Recycling	705.53
51000 · Interest Paid	8,835.40
51200 · Advertising and Promotion	
512.10 · Music	6,861.69
51200 · Advertising and Promotion - Other	7,235.22
Total 51200 · Advertising and Promotion	14,096.91
51400 · Misc Expense	362.84
51800 · Telephone Expense	2,242.61
52000 · Depreciation Expense	1,562.50
52100 · Office Supplies	171.57
52200 · Bank Service Charges	
52220 · NSF Bank Fees	132.00
52200 · Bank Service Charges - Other	163.64
Total 52200 · Bank Service Charges	295.64
52400 · Juke Box & Music Rights	2,735.87
61700 · Computer and Internet Expenses	881.85
Total Expense	207,459.47
Net Ordinary Income	-52,011.01
Net Income	-52,011.01

Pioneer Bar
Profit & Loss
 January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
40100 · Bar Sales	236,909.61
Total Income	236,909.61
Cost of Goods Sold	
41100 · Bar Purchases	92,552.59
41200 · Freight	3,763.86
41300 · Bar Supplies	220.92
Total COGS	96,537.37
Gross Profit	140,372.24
Expense	
41600 · Merchant Account Fees	7,494.30
Dues	400.00
50100 · Payroll Wages	
501.10 · Other Payroll Expenses	180.30
50100 · Payroll Wages - Other	110,749.50
Total 50100 · Payroll Wages	110,929.80
50200 · Payroll Taxes	10,019.81
50300 · Hns Boro Sales Tax	8,460.91
50400 · Repairs and Maintenance	395.58
50500 · Heating Fuel	1,116.32
50600 · Supplies	216.07
50700 · Utilities	
Electric	1,512.46
50700 · Utilities - Other	3,115.83
Total 50700 · Utilities	4,628.29
50800 · Legal & Accounting	9,683.73
50900 · Trash & Recycling	205.33
51000 · Interest Paid	700.69
51200 · Advertising and Promotion	
512.10 · Music	10,484.39
51200 · Advertising and Promotion - Other	2,805.81
Total 51200 · Advertising and Promotion	13,290.20
51400 · Misc Expense	10,085.91
51600 · Business Licenses and Permits	50.00
51700 · Travel	44.00
51800 · Telephone Expense	2,614.00
52100 · Office Supplies	439.11
52200 · Bank Service Charges	
52220 · NSF Bank Fees	66.00
52200 · Bank Service Charges - Other	245.00
Total 52200 · Bank Service Charges	311.00
52400 · Juke Box & Music Rights	3,189.05
61700 · Computer and Internet Expenses	1,862.79
Total Expense	186,136.89
Net Ordinary Income	-45,764.65
Net Income	-45,764.65

Address: 11-15 2nd Avenue			
	Listing # 25-2180 LO Cntrl # Price-List \$ 1,100,000 Type Business Opportunity Building Name Pioneer Bar Construction Status Existing Structure	Status Active Near Haines Zip Code 99827 Business Name The Bamboo Room & Pioneer Bar Business Includes Land & Building	
	Area: 550 - Haines Borough Legal: Townsite #11 2nd Ave. N B2, L9-10 and Port. of L11-12 Zoning: C - Commercial Tax ID: C-TNS-02-0900		
SF-Bldg 7,655 Building Area Source Owner Minimum EM Deposit \$ 10,000 Tax Map #-Mat-Su N/A Acres 0.25	SF-Lot 10,844 Lot Area Source Owner Tax ID C-TNS-02-0900 Taxes (Estimated) Year Built 1900	Floors - # of 2 Prkg Spcs Grid # (Muni Anch) N/A Tax Year Remote Description	
Directions: 2nd Avenue Haines, Alaska. Public Remarks: Step into a world of opportunity with The Bamboo Room and Pioneer Bar, a beloved landmark in the vibrant heart of downtown Haines, Alaska. This exceptional property offers a thriving business and a comfortable living space all in one. The 4,655 sq ft restaurant and bar area provides seating for 100 patrons, creating a lively atmosphere for locals and tourists alike. Above, discover a spacious Confidential: The sale includes a Beverage Dispensary License. Please get in touch with listing licensees for showing instructions. No owner financing is being offered.			
Contract Particulars: Confidential Statement Required; For Sale Sign Posted Business Type: Food Services; Recreation; Restaurant; Bar/Tavern/Lounge Building Info: Building Status: Owner Construction Type: Wood Frame	Exterior Finish: Wood Walls: Sheetrock; Wood Foundation: Unknown - BTV Value/Income/Expense: Reason for Selling: Retiring	Listing Terms Financing: Cash; Conventional Access: Maintained; Paved; Dedicated Road Sewer: Public Sewer Water Source: Public To Show: Appointment Only; Call Listing Licensee Docs Avl for Review: Docs Posted on MLS	
Features-Commercial: In City Limits; Living Quarters; Restroom(s)-Private			
Date-Listing 03/04/2025 Price-Original Price \$ 1,100,000	Date-Expiration 11/28/2025 Date-Status Change 03/04/2025	Agent Days On Market 5 Contract Type Exclusive Right To Sell Showing Service None	Sellers Name Fowler Contact Name Joseph Miller/Erica Simpson
Contact Phone # 907-351-4794			
LL1: Joseph Miller, CCIM (907) 351-4794 (907) 351-4794 LO: Real Broker Alaska(855) 450-0442 LL2: Erica Simpson of Real Broker, LLC Juneau Home Group(925) 878-9424 (907) 465-7601			
	Provided as a courtesy of Joseph Miller, CCIM Real Broker Alaska 420 W Tudor Rd #A-440 Anchorage, AK 99503 Mobile - (907) 351-4794 Direct - (907) 351-4794 alaskainvestments@gmail.com http://www.alaskabusinessbrokers.com		

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2025 MLS and FBS. Prepared by Joseph Miller, CCIM on Sunday, March 09, 2025 11:18 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

MLS # 25-2180

11-15 2nd Avenue, Haines, AK 99827

\$1,100,000

Tlingit Widown



Bamboo Restaurant



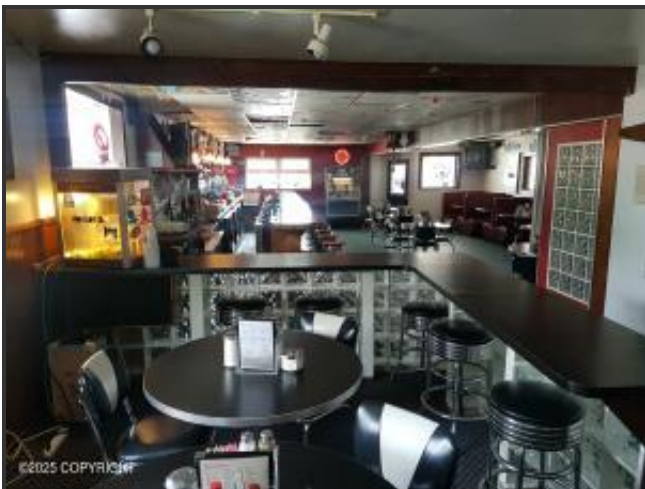
Bar Area



Pool Room



Bar Area



Bar Area



MLS # 25-2180

11-15 2nd Avenue, Haines, AK 99827

\$1,100,000

Womens Bathroom



Women's Bathroom



Men's Bathroom



Apartment Kitchen



Apartment Kitchen



Apartment Kitchen



MLS # 25-2180

11-15 2nd Avenue, Haines, AK 99827

\$1,100,000

Apartment Kitchen



Apartment Dining



2 Bedroom Living Quarters Upper Level



2 Apartment



Apartment Bathroom



2 Bedroom Living Quarters Upper Level



2 Bedroom Living Quarters Upper Level



Apartment Office



Apartment Laundry



templmageznNLIN



templmagemquoAF



Bamboo Room Kitchen



MLS # 25-2180

11-15 2nd Avenue, Haines, AK 99827

\$1,100,000

Bamboo Room Kitchen



Bamboo Room Kitchen



Cook's Line b



Bar Sign



Restaurant Sign



Haines

