

## OLD MILL RESTAURANT



A turn-key business opportunity in Valentine, NE.

**DODI OSBURN**

Sales Associate

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# PROPERTY HIGHLIGHTS

## List Price

**\$795,000-Building and business**  
**\$600,000-Building and inventory**  
**\$500,000-Building only**

## Location

704 East C St., Valentine, NE

## Legal Description

CITY 2ND PT LOTS 1 & 2 BLK 3 (JEWELL II) VALENTINE

## Taxes - Estimated

**\$3,221**

## Property Summary

This is a well established turnkey business that has been in operation for over 10 years. The business has been owner operated, and has continued to grow and expand over the years. The building, including the very large parking areas are also for sale with the business. The building was built in 1998, and is in excellent condition and is just over 6,000 sq. ft. in size. It also has a storage container behind the building that is included. The property sits just off of highway 20, which is a major thoroughfare through Valentine, NE.

The business has a very loyal customer base and people have come from all over the United States to taste their famous sandwiches and pizzas. They are also well known for their delicious homemade baked goods. The newest addition is the extremely popular gourmet coffee shop which also offers delicious breakfast options. While waiting for your one of a kind sandwich or pizza, coffee or breakfast sandwich, shop the boutique gift store and bulk foods space. The boutique sells lots of special unique gifts for yourself or special people in your life. The entire establishment has a very warm and inviting feel about it.

Old Mill has been featured on several TV stations in Nebraska, along with being voted #1 Best Pizza in Nebraska along with Best Reuben. It was ranked #1 in the Nebraska Passport book as "Best Places to Go."

There is a plethora of good standing and newer equipment that will go with the purchase of the business and real estate. A list of equipment (most everything you see in the photos) will be provided to potential buyers. Some of the items include, brand new automatic commercial dishwasher, 2- Hobart slicers, one is automatic, 3 digital scales, 3 mixers, 1-Hobart-M600, 1-A200, 1-Omcam-SP 300AT, 1-Fortuna dough roller, 10 x 20 walk-in cooler and freezer combo, additional walk-in cooler, 2-deli coolers, 1 bakery display, 1-propane brick pizza oven, 2 panini presses, and much more equipment and furniture, again the list will be provided to potential buyers.

The books will be available to potential buyers with a letter of credit from their bank.

This is your opportunity to step into a well established turnkey business. Owners are willing to train new owners/management. For your personal tour or if you have any questions, please call Dodi Osburn at 402-322-5777.

If you would like more information about the city of Valentine, please visit [www.visitvalentine.org](http://www.visitvalentine.org)

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

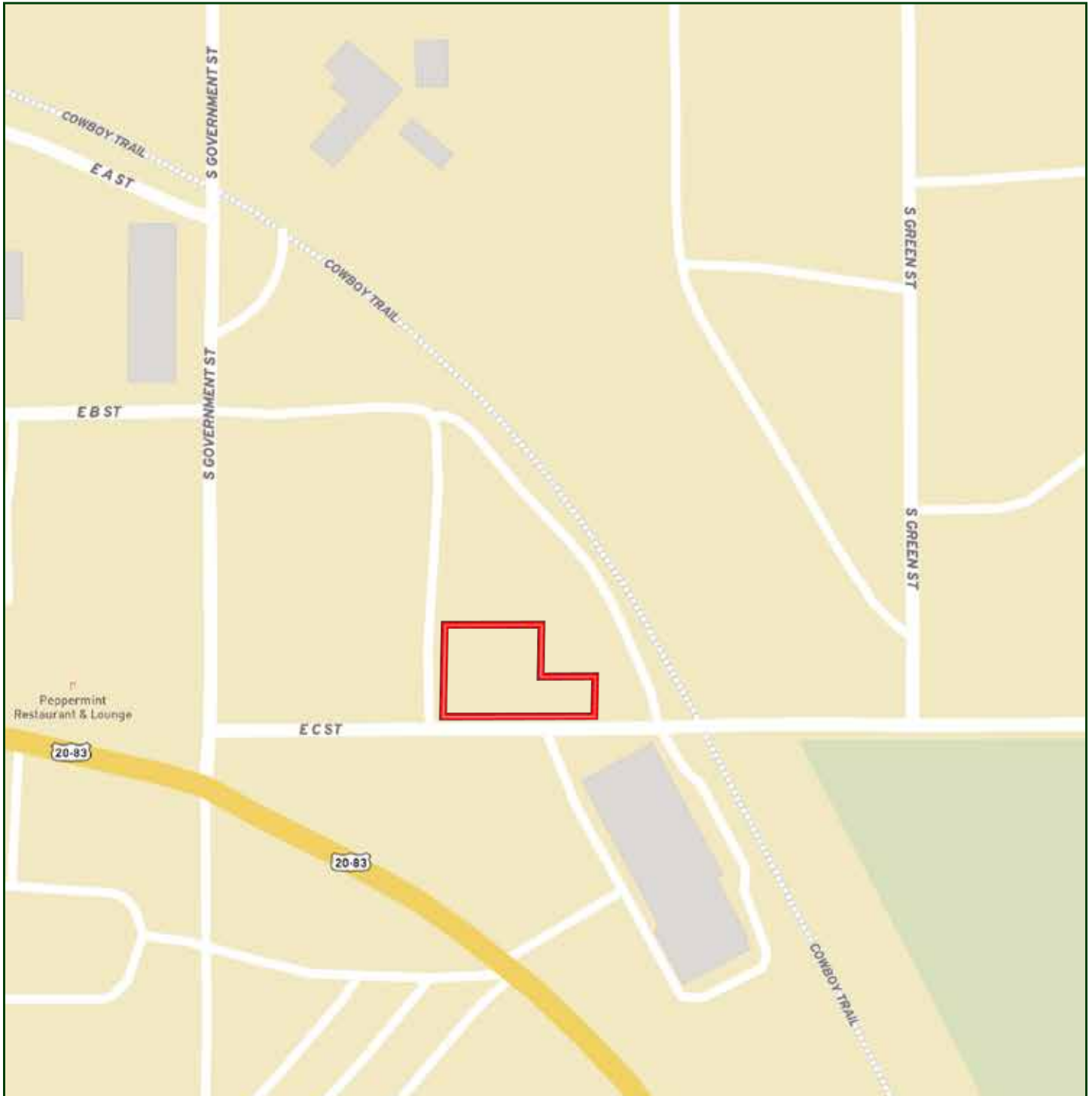
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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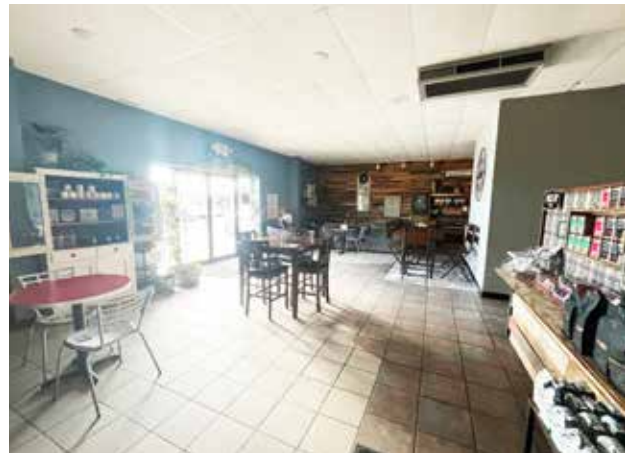
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# PROPERTY IMAGES



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# NEBRASKA EXPERTS, NATIONAL EXPOSURE

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