

## FRONTIER RESTAURANT AND BAR



A turnkey business opportunity in Crawford, NE.

**LEALA JIMERSON**

Sales Associate

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Email: [leala@lashleyland.com](mailto:leala@lashleyland.com)

# PROPERTY HIGHLIGHTS

**List Price** **\$150,000**

**Location** 342 2nd St., Crawford, NE 69339

## Legal Description

BLOCK: 8 LOT: 23-24 ADDITION: OT, BLOCK: 8 LOT: 25 ADDITION: OT, BLOCK: 8 LOT: 26 ADDITION: OT, BLOCK: 8 LOT: 27 ADDITION: OT, BLOCK: 8 LOT: 28 ADDITION: OT

**Taxes - Estimated** **\$2,123.56**

## Property Summary

Turnkey Business Opportunity in Crawford, Nebraska!

This is an established business that has many updates and repairs for an upcoming owner. All of these repairs and updates were done in 2023. The building has a new roof, and has had the exterior painted. In the kitchen, the grill and burners were replaced, the dishwasher was replaced, the kitchen has new LVT tile, a new faucet was installed in the 3-compartment sink, a new suppression system for the vent hood was installed, and a new swinging door was installed in the kitchen. In the dining area, the front picture window and front door were replaced, and the walls were painted.

On the bar side, a firewall was installed between the attic and the bar area, all bar stools and beer garden seating has been replaced. The threshold to the entry bar door was replaced. The outdoor beer shack has been insulated and finished with plywood on the interior; it also has a cooler. The beer garden fence has been painted. The bar side also has 1 Keno machine and 5 Skill Game machines.

New screens have been installed in all floor vents, and fire extinguishers have been replaced throughout the building. Interior and exterior security cameras have also been installed.

The building has four restrooms- One restroom has a new exhaust fan, and two have 1 new stool each.

**Income potential:** The bar side has 1 Keno machine (7% of total machine earnings) and 5 skill game machines (10% of total machine earnings)

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# LOCATION MAP



Boundary lines are estimates - Map for illustration only



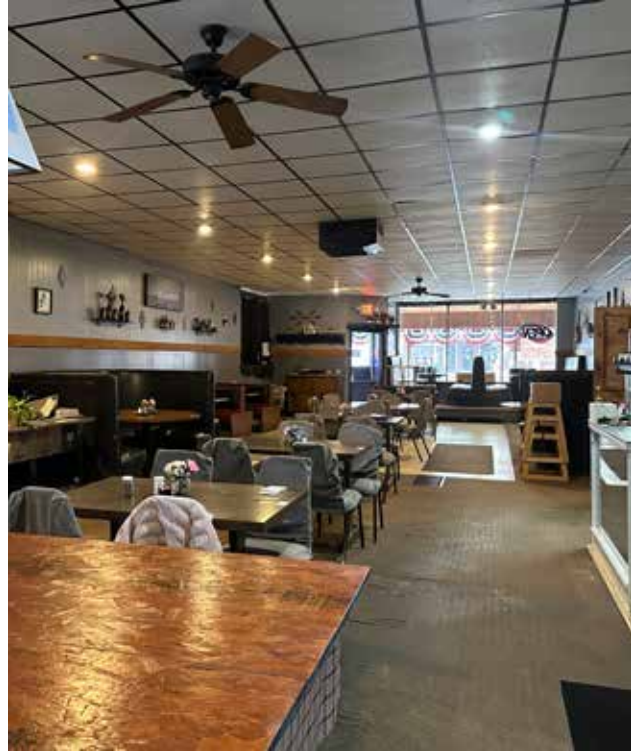
# AERIAL MAP



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# PROPERTY IMAGES





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# PROPERTY IMAGES





# NEBRASKA EXPERTS, NATIONAL EXPOSURE.

## Contact Information

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## Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Dodi Osburn, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Alex Nelson, Bryan Cabrera, and Lindsey Feuerborn

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