

2-separate parcels sold together with unique zoning—one with a restaurant building with a beer garden (est. 1988) including boulders and a water feature and one (buildable?) lot used for accessory parking for restaurant that borders highway 50 and Lakeview Drive.

Parking—8 spaces in front of restaurant 10'+ wide

16 spaces on the south 10'+ wide plus one H/C van accessible

Parking—lot areas have recently been sealed and re-striped (2024)

Snow Storage area

Signage—one free standing backlit sign approx 4'x8' with planter below
—one free standing oval sign approx 3'x10' with planter below

Landscaping—all around the property with lighting and sprinkler/drip irrigation

Gated dumpster area (for 3 yard size dumpster)

Covered storage for ? by dumpster area

New fences and gates (2024)

Roof comp shingle—front area replaced in 2002, back replaced in 2016

Furnace forced air natural gas (2009)

A/C (2010)

75 Gallon natural gas hot water heater (2021)

Phones

Security/Alarm system, needs a phone line (2016)

Dining areas—room where you enter, at the bar, in front of bar, separate back dining room and room by the fireplace

Fireplace—custom wall to wall, floor to ceiling granite cap stone fireplace with one 5" thick piece of bouquet canyon stone for the mantel w/gas logs

Bar—beautiful OLD curvy wood bar about 33' feet long with wood front all the way across with lots of grain and character with a matching back bar including refrigeration and a matching canopy above

2 Ceiling fans

Speakers throughout dining/bar, kitchen, restrooms and beer garden

Men's and Women's H/C public restrooms updated 2016

Private bathroom in back area

Private office with lockable door, desk, storage shelves and cabinet, 2016

Employee/dry storage area w/built-in desk, lockers and several shelves

Beer Garden est. 1988, tables, chairs, umbrellas, ping pong table, landscaping with boulder walls and impressive water feature, 2019

Major over haul 2016

Knotty wood wainscoting throughout

3-knotty wood large custom **booths** with cushions, movable

6-booths 48" long, single side, dark green, movable, (2016)

14-table tops 30"x42"x1 3/4" thick solid oak reclaimed barn wood, no two are alike, 13 on 28" high bases, one on a 41" base, (2016)

2-table tops 36"x36"x1 3/4" thick solid oak reclaimed barn wood, no two are alike, on 41" high bases, 2016

1-table top 30"x30"x1 3/4" thick solid oak reclaimed barn wood on a 41" base, 2016

1-36"x36" resin **table** mahogany look on a 41" base, 2016

2-24"x30" resin **tables** mahogany look, one on 41" base, one on 28" base, 2016

34-matching metal swivel barstools with slatted backs and dark green vinyl cushion seats, 2016

32-matching metal dining chairs with dark green vinyl cushions, 2016

Custom cabinet behind bar for misc. equipment like speaker controls, etc

6-TV's Samsung 48" ultra HD flat screen with remotes, 2016

2-book shelves for exchange library (very popular)

Display cases—wall and floor (for merch or ?)

2" wooden blinds on most windows, 2016

Coffee maker 3 burner with instant hot water, sits on stainless table 36"x18"x36" with two open shelves, 2016

Flatware holder w/4 cylinders

Draught beer system with 8 lines

Sink 6' with 3 compartments (10"x14"), faucet and two drain boards

Sink for hand washing

Ice bin for south bar well station 36"x18", stainless, cold plate for soda lines, speed rail, ice covers, ice scoop and beverage container holders

Ice bin for north bar well station 30"x18", stainless, cold plate for soda lines, speed rail, ice scoop, beverage container holders

Ice dump bin with drain

Freezer under counter 48" wide, for beer mugs, 2 doors, wheels, shelves, stainless 2016

Glass Froster 25" wide, under the taps for beer mugs, stainless 2016.
2 Bottle beer coolers, 50" wide, sliding doors, dividers, stainless 2016
Misc. glassware and small bar items

GENERAL ITEMS: Kitchen area

Major over haul 2016

Walk-in refrigerator approx 11'6"x5'6", new floor, paint, fan and shelves in 2016

Kitchen hood exhaust system with some control on make up air temperature, heating and cooling 2016

Type 1 stainless exhaust hood system w/filters, approx 8' long, front line area 2016

Type 1 stainless exhaust hood system w/filters, approx 7'6" long, pizza line area 2016

R102 wet chemical fire suppression system for both cooking lines 2016

Hood alarm system, horn & strobe 2016

Front line refrigerator work station, 5'x3', 3 doors, remote compressor

2 Bakers Pride brick pizza ovens 65" wide x 43" deep, baking stones, gas connector

Pizza line refrigeration work station, 5'x3', 3 doors, remote compressor

Water filtration system for the soda system and ice machine, 2016

Sink table stainless , with 4" back splash, 60"x30" with 17"x17" sink, faucet, hand soap dispenser and paper towel dispenser, used as kitchen hand sink

Sink 7'6" with 3 18"x18" sinks, drain board on each end, faucet with sprayer for dish washing, stainless

2 freezers upright, 2 door, shelves, on wheels, 54" wide by 83" tall, stainless, 2016

Ice maker with ice storage bin, 2016

Griddle flat top 36"x30", 3 burners with gas connector

Char-broiler 24"x30", 4 burners with gas connector, 2016

Deep fryer 15"x30", holds 42 lbs of oil, splatter side shields with gas connector, 2016

Equipment stand with one open shelf, 72"x30", 2016

Work table stainless with one open shelf 60"x24"x34", 2016

Mixer 20qt with some attachments sits on a 36"x24" stainless table with one open shelf

2 burner gas hot plate 12"x27" with gas connector sits on a 18"x30" stainless table with one open shelf

Slicer 12" blade, sits on a 24"x24" stainless cart with locking wheels with one open shelf, 2016

Boos dough board 42"x30" with back & sides and locking wheels, 2016

2 ingredient bins, large, lids and wheels, 2016

Storage cart on wheels, holds 9 sheet pans, fits under hand sink

Bun pan rack in walk-in on wheels holds 20 sheet pans, 2016

Shelving in walk-in and around kitchen, 2016

Miscellaneous small kitchen items