



ANTELOPE CAFE GORDON NEBRASKA



A profitable restaurant in Gordon, NE.

SCOTT SAULTS

Associate Broker

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PROPERTY HIGHLIGHTS

List Price **\$235,000**

Location 107 US-20 Gordon, NE

Legal Description

LOTS 17 & 18 EXC HWY ROW BLOCK 1-BARTOS ADDITION-GORDON

Taxes - Estimated **\$1,105.28**

Property Summary

This is a very profitable restaurant in Sheridan County, Nebraska (Gordon). The building is located on highway 20 approximately a block East of the junction of Highway 27 and Highway 20. It is approximately 2091 sq. feet with all the amenities and equipment needed to operate. This would make a very good business for a family looking to get out in the country or move to a more remote ranching/farming area. The Sellers have owned this business for 15 years. The books are available to prospective Sellers with a letter of credit from their bank. Below is a list of the recent improvements and equipment. The Sellers would also look at a sale of the building only without the restaurant equipment. This is one of the only restaurants on highway 20 between Valentine and Chadron.

- \$20,000 in repairs to the air conditioning in 2021 and 2022
- Freezers are 3-4 years old
- Ice maker is 15 years old
- It has natural gas heating with a forced are furnace. It has 2 heaters and 2 air conditioners
- New LED lights
- The walk in cooler is 3 yrs old
- Walk in Freezer is 1 yr old

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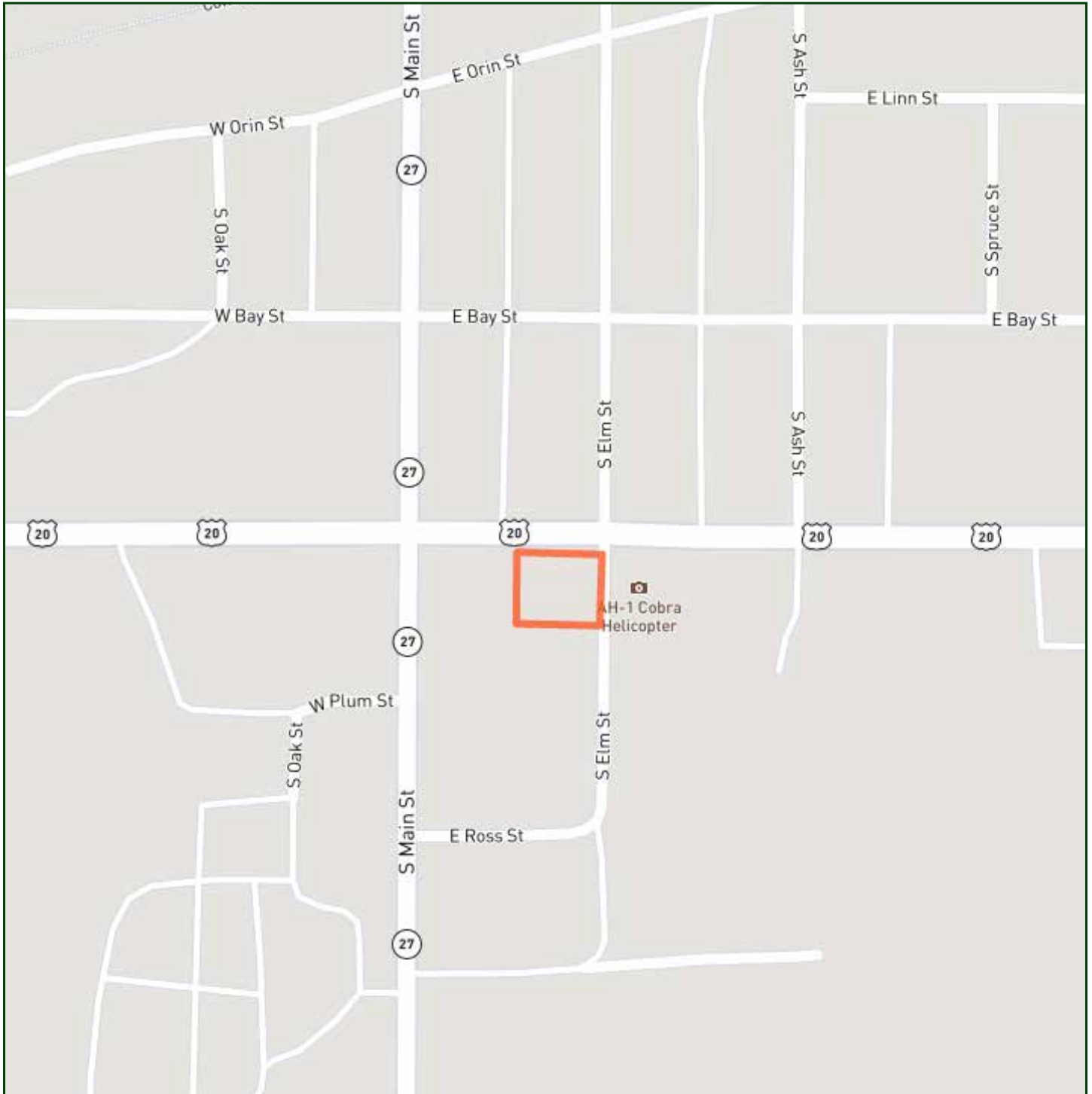
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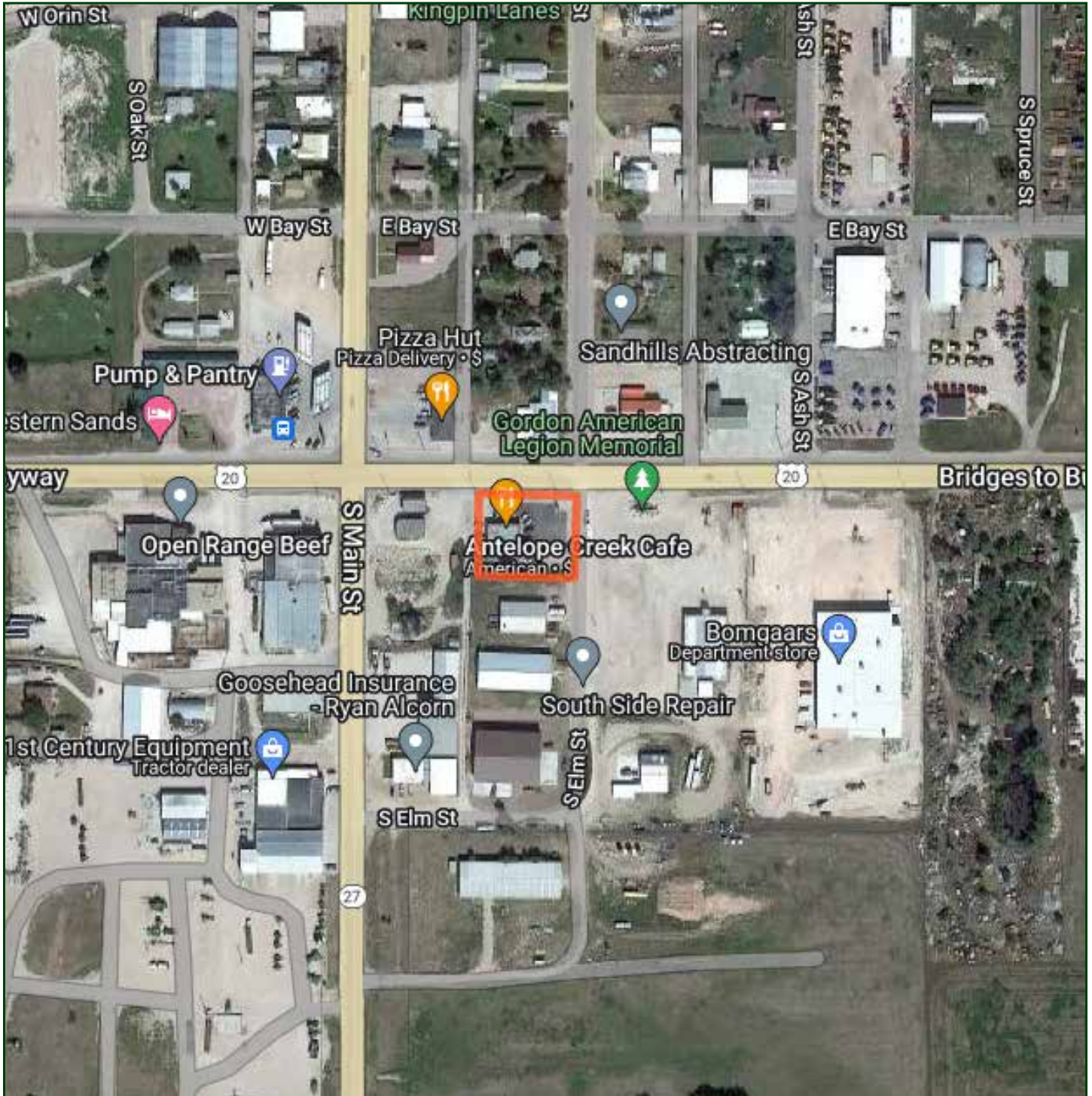
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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