

COWBOY JACK'S

506 BROADWAY N., FARGO, ND 58102


GOLDMARK™
COMMERCIAL REAL ESTATE INC

BUSINESS FOR SALE



DOWNTOWN BAR/RESTAURANT & LIQUOR LICENSE FOR SALE

Size: 9,772 SF
Price: \$995,000

Aaron Hill | Andrew Hanson

701.893.2827 | 701.239.5854

aaron.hill@goldmark.com | andrew.hanson@goldmark.com

www.goldmarkcommercial.com

COWBOY JACK'S

506 BROADWAY N., FARGO, ND 58102



SPACE LEASED

9,772 SF

PRICE OF BUSINESS ONLY

\$995,000

PRICE INCLUDES

All equipment
Class A Liquor License

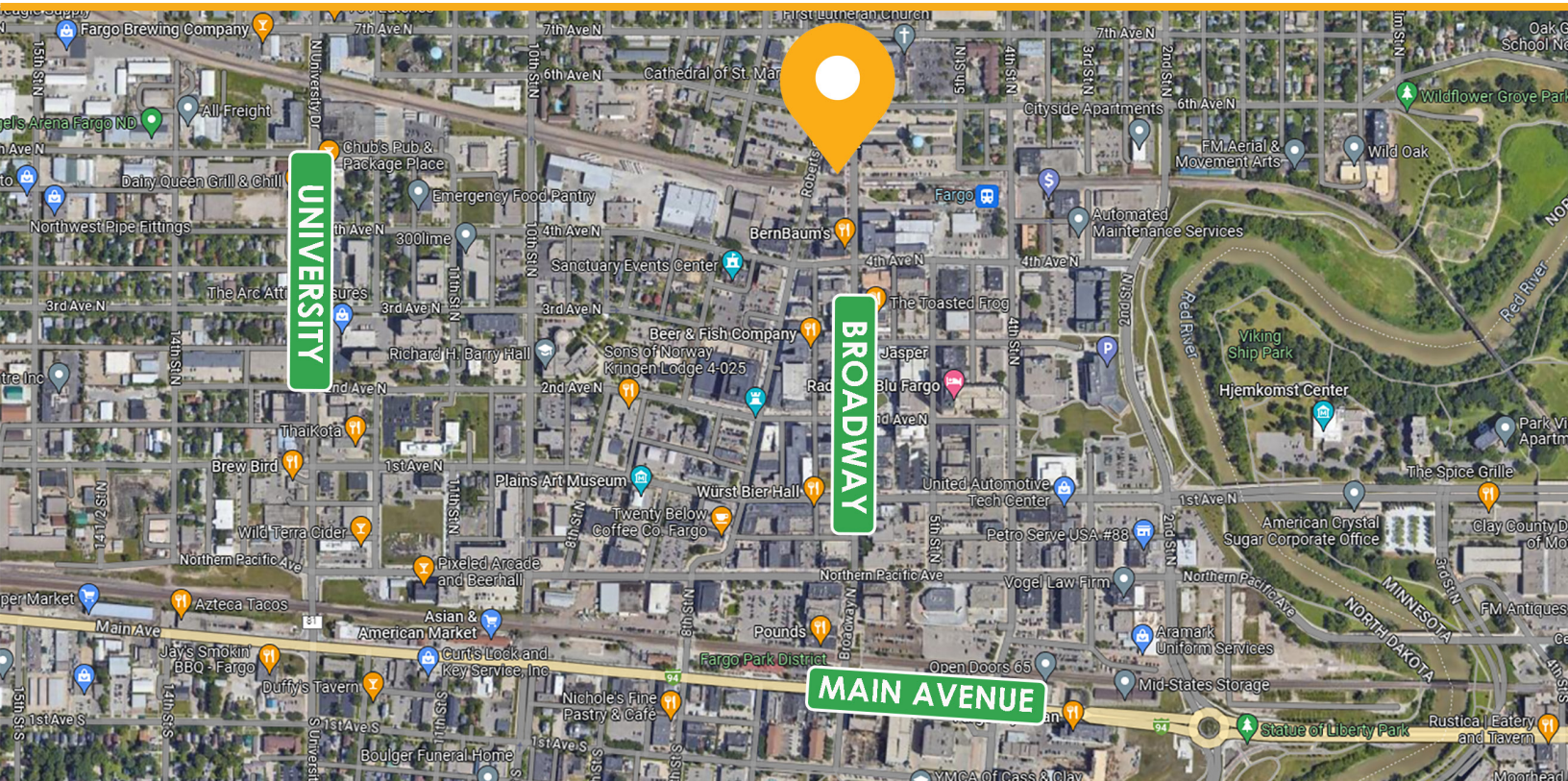
PROPERTY DESCRIPTION:

Amazing opportunity to own and operate a bar and restaurant in the heart of downtown Fargo! This turn-key space features high traffic counts, high visibility and great access, along with the best patio in all of downtown!

- Includes all equipment (full list on next page)
- Class A Liquor License (Transfer must be approved by City of Fargo)
- Franchise agreement is transferable but not required
- Inventory must be negotiated separately
- Property Lease or Purchase must be negotiated separately

For additional information and details, a Non-Disclosure Agreement ("NDA") must be signed by potential Buyer.

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



COWBOY JACK'S

506 BROADWAY N., FARGO, ND 58102



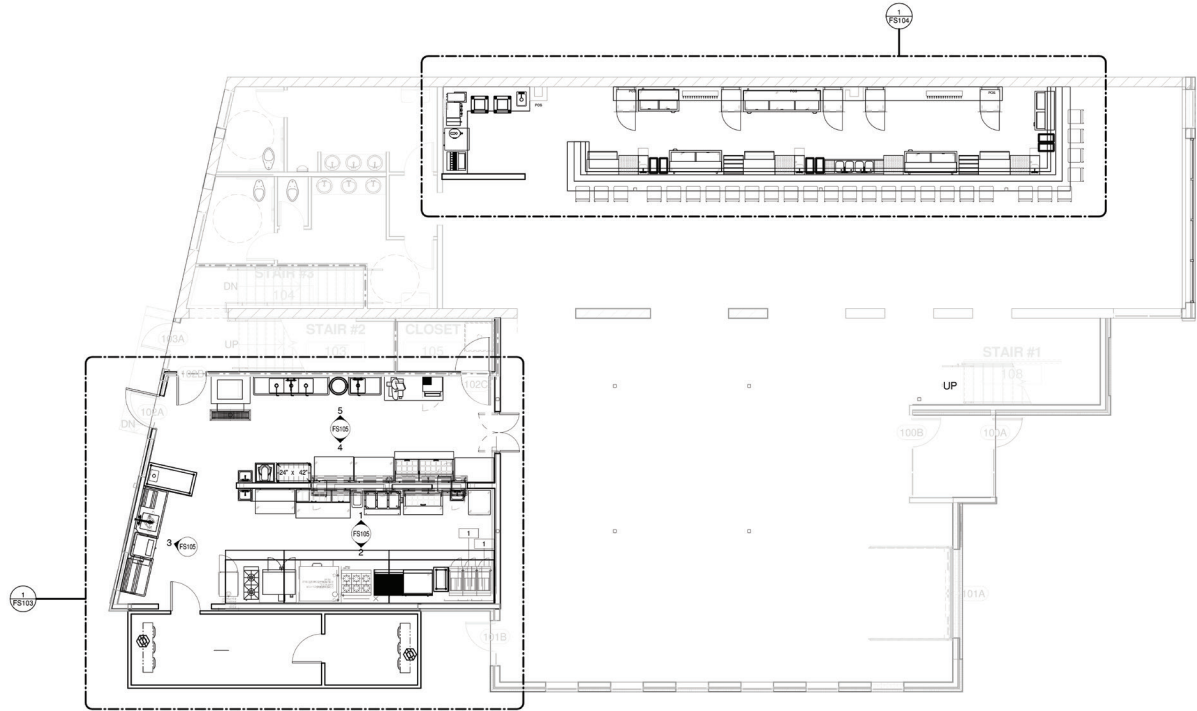
EQUIPMENT LIST

Quantity	Mfr	Model	Category
1	Saturn	SRCB-74ME (EXISTING UNIT)	Equipment Stand, Refrigerated Base
1	Vulcan	VC44GD (EXISTING UNIT)	Convection Oven, Gas
1	Vulcan		
1	Saturn	ES23F (EXISTING UNIT)	Reach-In Freezer
1	Saturn	SUSS-48-12 (EXISTING UNIT)	Sandwich Preparation Refrigerator
1	Duke	EP303SW (EXISTING UNIT)	Serving Counter, Hot Food, Electric
1	Saturn	USC-48 (EXISTING UNIT)	Refrigerated Work Top
1	Atosa	MPF8202	Pizza Preparation Refrigerator
2	Hatco	GRAHL-84D3	Heat Lamp
1	Hatco	GRAHL-60D3	Heat Lamp
1	Hatco	GRAHL-48D3	Heat Lamp
3	ACP	HDC12A2	Microwave Oven
1	Atosa	MSF8308	Mega Top Sandwich / Salad Preparation Refrigerator
1	Alto-Shaam	1200-TH/III	Cabinet, Cook / Hold / Oven
1	Glastender	LC	Lettuce Crisper
1	Globe	S13	Food Slicer, Electric
1	Scotsman	C1030SR-3 (EXISTING ICE MACHINE)	Ice Cuber
1	InSinkErator	SS-200-5-MS	Disposer
1	Custom	DISH MACHINE BY OTHERS	Dishwasher, Door Type
1	Crown	WALK IN COMBO BOX	WALK IN COMBO BOX
1	Heatcraf	FREEZER CONDENSER	FREEZER CONDENSER
1	Heatcraf	FREEZER EVAPORATOR	FREEZER EVAPORATOR
1	Heatcraf	FOOD COOLER CONDENSER	COOLER CONDENSER
1	Heatcraf	FOOD COOLER EVAPORATOR	COOLER EVAPORATOR
1	Captive-Aire	EXHAUST HOOD SYSTEM	Exhaust Hood
1	Captive-Aire	FAN #1 DU85HFA - EXHAUST FAN	EXHAUST FAN
1	Captive-Aire	FAN #2 DU180HFA - EXHAUST FAN - JOB #3715172	EXHAUST FAN
1	Captive-Aire	FAN #3 DU180HFA - EXHAUST FAN - JOB #3715172	EXHAUST FAN
1	Captive-Aire	MAKE-UP AIR A3-D.750-G18 - HEATER - JOB #3715172	MAKE-UP AIR
2	Atosa	MBC65	Bottle Cooler
2	Atosa	MBC50	Bottle Cooler
3	Atosa	MBC80	Bottle Cooler
5	Custom	SINGLE DOOR COOLER (EXISTING BY OWNER)	Back Bar Cabinet, Refrigerated
2	John Boos	EUB4572-2D-X	Underbar Sink Units
2	Bar Maid/Glass Pro	A-200	
1	Custom	BEER SYSTEM BY OTHERS	Draft Beer System, Remote
1	Custom	ICE TEA BREWER BY OTHERS	Tea Brewer, Iced
1	Custom	COFFEE BREWER BY OTHERS	COFFEE BREWER
1	BUNN		35600.0020 Coffee Grinder
2	Atosa	MGF8401GR	Undercounter Refrigerator
1	Crown	WALK IN BEER BOX	WALK IN BEER BOX
1	Heatcraf	BEER COOLER CONDENSER	BEER COOLER CONDENSER
2	Heatcraf	BEER COOLER EVAPORATOR	BEER COOLER EVAPORATOR

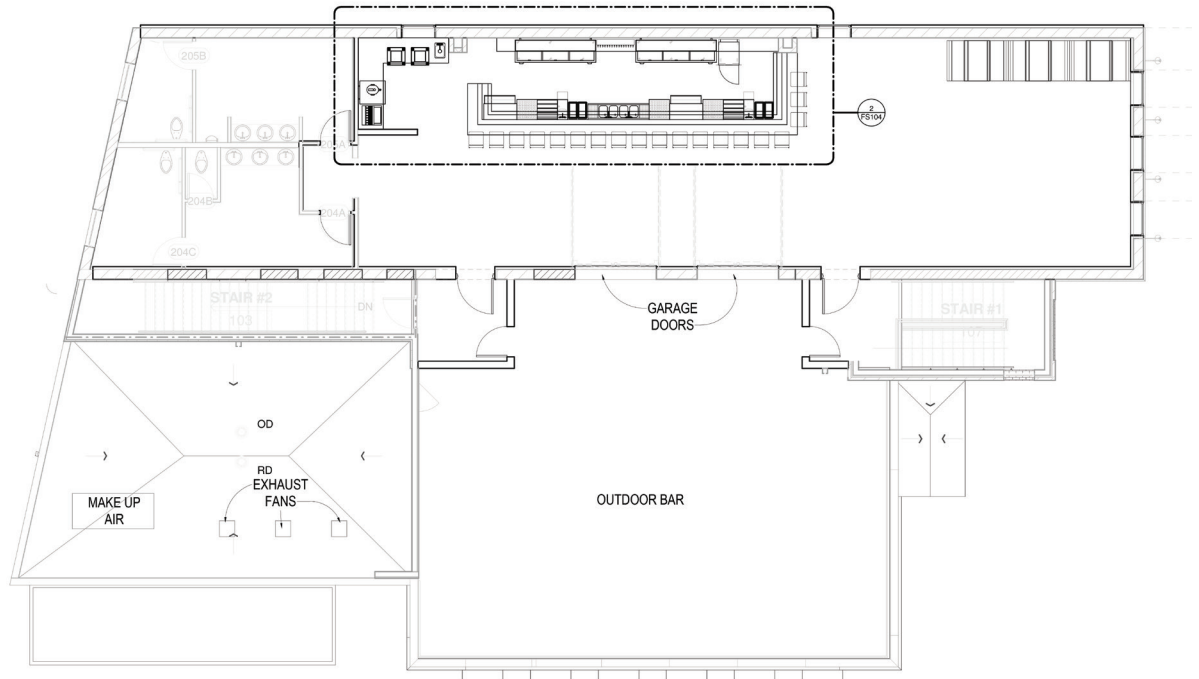
Quantity	Mfr	Model	Category
3	Saturn	SF40 (EXISTING UNIT)	Gas Floor Fryer
1	Saturn	TSG36-HD-1 (EXISTING UNIT)	Gas Countertop Griddle
1	Atosa	ATRC-36	Charbroiler, Gas, Countertop
1	Saturn	SHDR-36-6 (EXISTING UNIT)	Range, 36", 6 Open Burners
1	Bakers Pride		253 Pizza Oven, Deck-Type, Gas
1	Bakers Pride		253
1	Bakers Pride		253
1	Vulcan	VC44GD (EXISTING UNIT)	Convection Oven, Gas
1	Atosa	ATSP-18-2	Range, Stock Pot, Gas
1	Duke	EP303SW (EXISTING UNIT)	Serving Counter, Hot Food, Electric
1	John Boos	PBHS-W-1410-P-SSLR-X	Hand Sink
1	Aurora	MKS1-1D-R (EXISTING UNIT)	One (1) Compartment Sink
1	Aurora	MKS3-2D-18 (EXISTING UNIT)	Three (3) Compartment Sink
1	John Boos	FTSG-1248-X	Floor Trough
1	Scotsman	C1030SR-3 (EXISTING ICE MACHINE)	Ice Cuber
1	Scotsman	BH1100BB-A (EXISTING ICE BIN)	Ice Bin for Ice Machines
1	3M Purification	ICE190-S	
1	John Boos	JDT5-20-60R-X	Soiled Dishtable
1	T&S Brass	B-0133-B	Pre-Rinse Faucet Assembly
1	InSinkErator	SS-200-5-MS	Disposer
1	John Boos	ST6-3060S8K	Work Table, 60", Stainless Steel Top
1	John Boos	CUT1014086	Weld-In Sink bowl
1	Heatcraf	FREEZER EVAPORATOR	FREEZER EVAPORATOR
1	Heatcraf	FOOD COOLER EVAPORATOR	COOLER EVAPORATOR
1	Captive-Aire	EXHAUST HOOD SYSTEM	Exhaust Hood
5	John Boos	EUBD5-1218STD-X	Underbar Sink Units
5	John Boos	PBF-W2-3GLF-X	Wall / Splash Mount Faucet
5	Custom	39" ICE BIN BY SODA VENDOR	UNDERBAR ICE BIN
7	John Boos	EUBGRS-24-2-X	Glass Rack
2	John Boos	EUB4572-2D-X	Underbar Sink Units
2	John Boos	EUB4572-2D-X	
2	John Boos	EUB4572-2D-X	
2	John Boos	PBF-4DM-10LF-X	Deck Mount Faucet
1	Custom	BEER SYSTEM BY OTHERS	Draft Beer System, Remote
2	John Boos	PB-DISINK101405-X	Drop-In Sink
2	John Boos	PBF-4DM-5GLF-X	Deck Mount Faucet
1	Custom	ICE TEA BREWER BY OTHERS	Tea Brewer, Iced
1	Custom	COFFEE BREWER BY OTHERS	COFFEE BREWER
1	3M Purification	DP290	Water Filtration System, for Ice Machines
1	3M Purification	ICE125-S	Water Filtration System, for Ice Machines
2	Heatcraf	BEER COOLER EVAPORATOR	BEER COOLER EVAPORATOR

COWBOY JACK'S

506 BROADWAY N., FARGO, ND 58102



1 1ST FLOOR
3/16" = 1'-0"



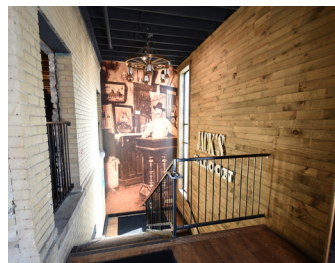
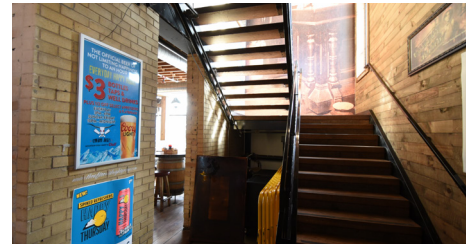
2ND FLOOR

COWBOY JACK'S

506 BROADWAY N., FARGO, ND 58102

GOLDMARK™
COMMERCIAL REAL ESTATE INC

INTERIOR PHOTOS



COWBOY JACK'S

506 BROADWAY N., FARGO, ND 58102

GOLDMARK™
COMMERCIAL REAL ESTATE INC

KITCHEN PHOTOS



COWBOY JACK'S

506 BROADWAY N., FARGO, ND 58102

GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

EXTERIOR PHOTOS

