

FOR SALE - PLEASANT DALE BAR

202 ASH ST, PLEASANT DALE, NE 68423

RESTAURANT/BAR | 3,160 SF | \$185,000



**LEE &
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COMMERCIAL REAL ESTATE SERVICES
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PRESENTED BY:

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402.430.1982

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PROPERTY DESCRIPTION

Step into a turnkey bar and restaurant opportunity right in the heart of Pleasant Dale. Known locally for its welcoming, small town atmosphere and great food. This well maintained building comes complete with a commercial hood, fryers and coolers, plus a new roof. The city is excited to see this neighborhood gathering spot reopen next to the baseball field, making it the perfect place for a family grill, a sports bar, or a simple watering hole. With great bones and a ready to go kitchen, you can bring your concept to life without heavy renovations.

PROPERTY HIGHLIGHTS

- Fully equipped kitchen with hood, fryers and coolers—ready for immediate operation
- New roof and clean interior make it easy to start serving right away
- Ideal layout for a bar, casual restaurant or family friendly grill

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LOCATION DESCRIPTION

Centrally located on Ash Street in Pleasant Dale—minutes from I 80 and a short drive to Lincoln. Situated next to the town baseball field and close to local neighborhoods and amenities.

OFFERING SUMMARY

Sale Price:

\$185,000

Building Size:

3,160 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

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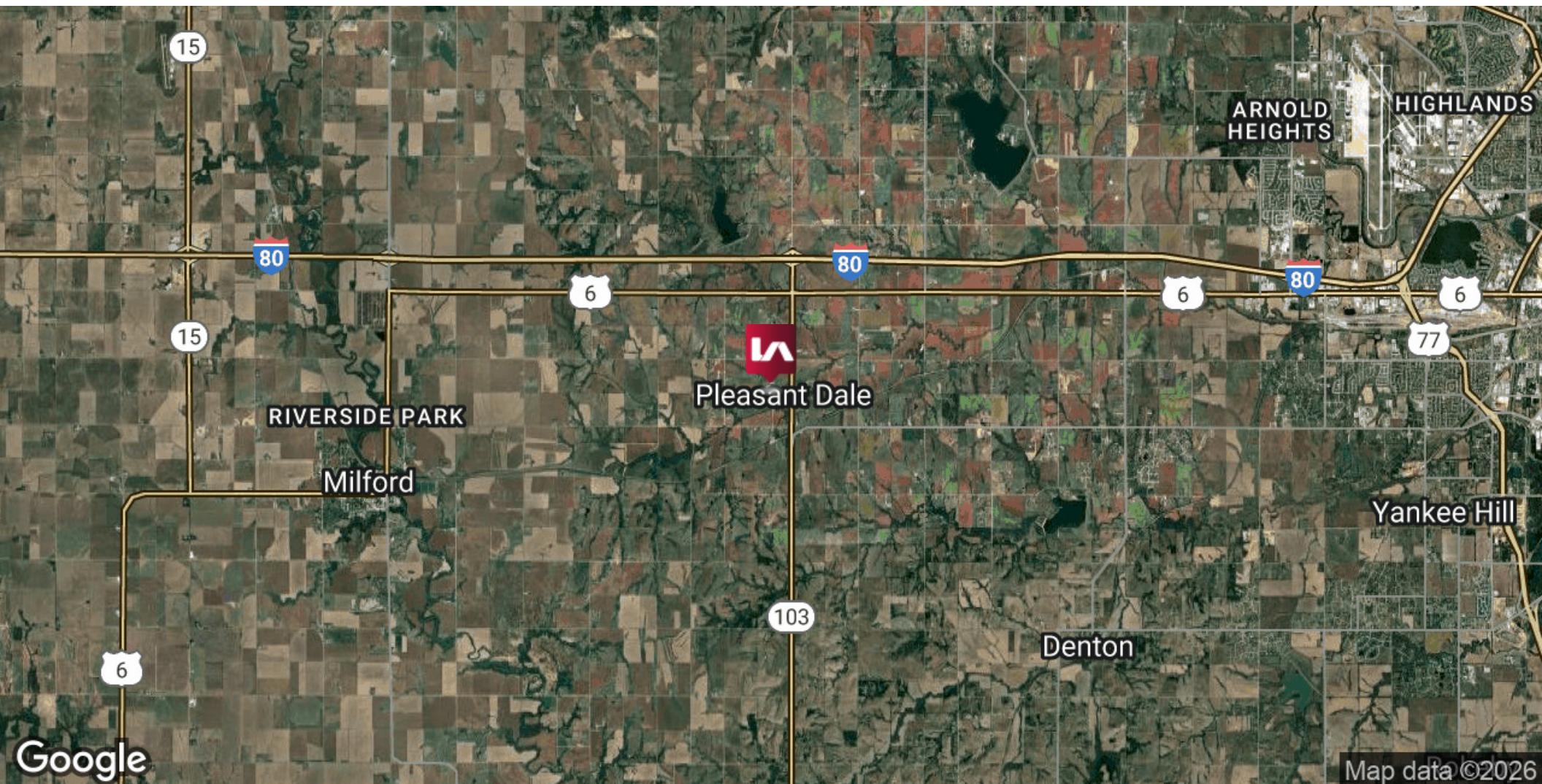
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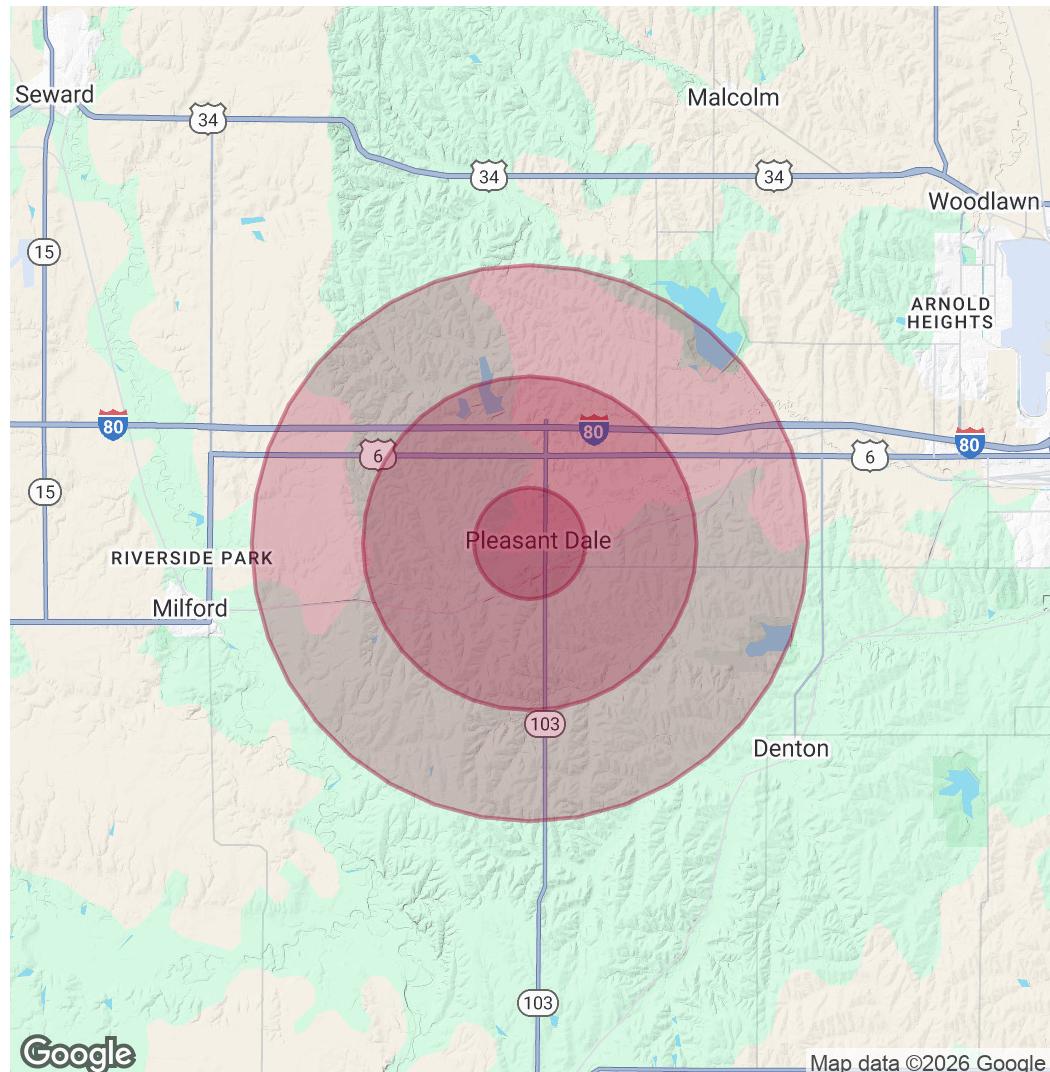
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	317	813	1,905
Average Age	41	41	41
Average Age (Male)	41	41	42
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	114	293	689
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$109,430	\$111,638	\$116,094
Average House Value	\$346,048	\$376,628	\$406,971

Demographics data derived from AlphaMap



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