

FOR SALE - PLEASANT DALE BAR

202 ASH ST, PLEASANT DALE, NE 68423

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



Empowered Brokers. Exceptional Results.

PRESENTED BY:

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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

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

CONTACT

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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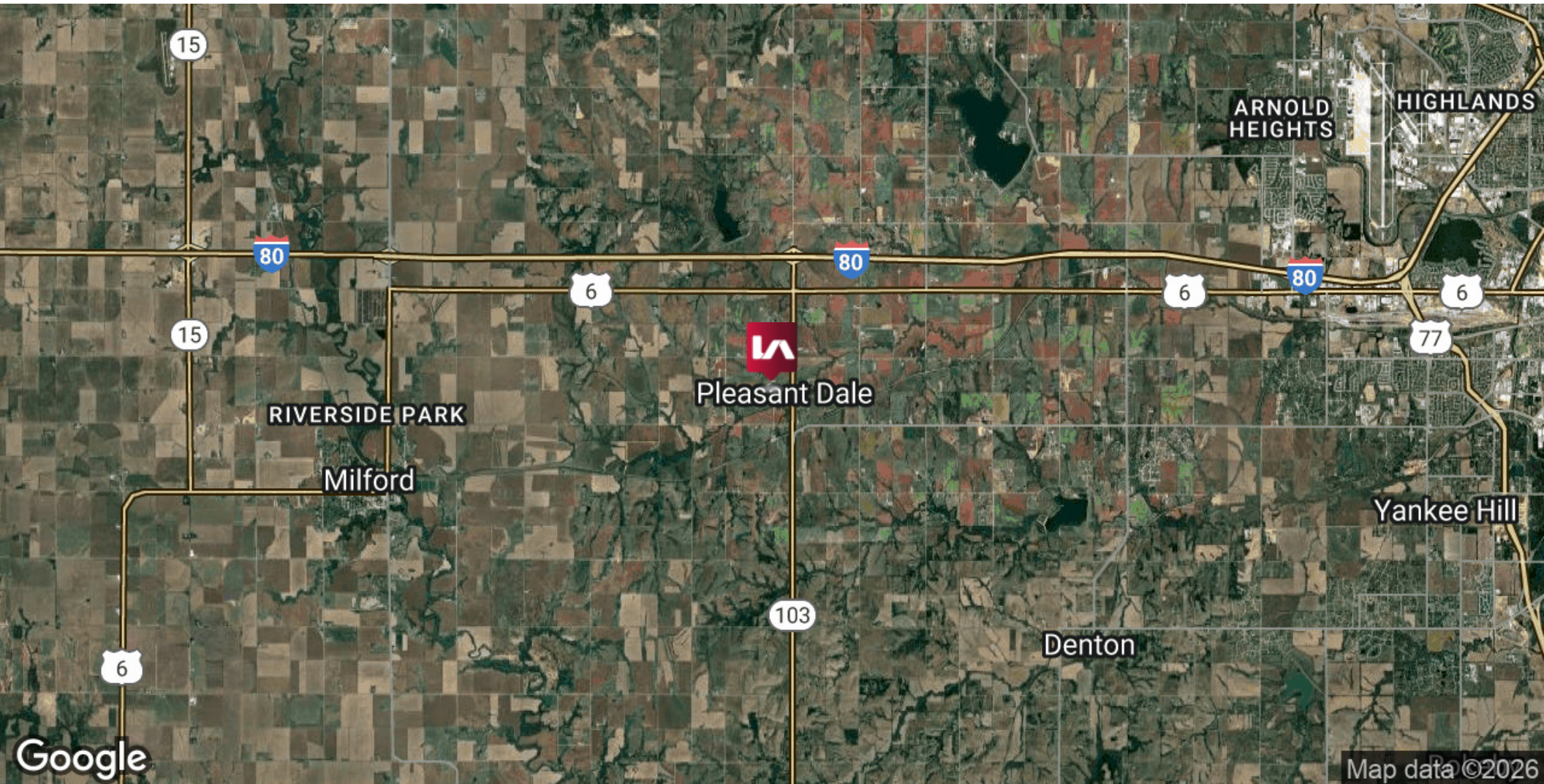
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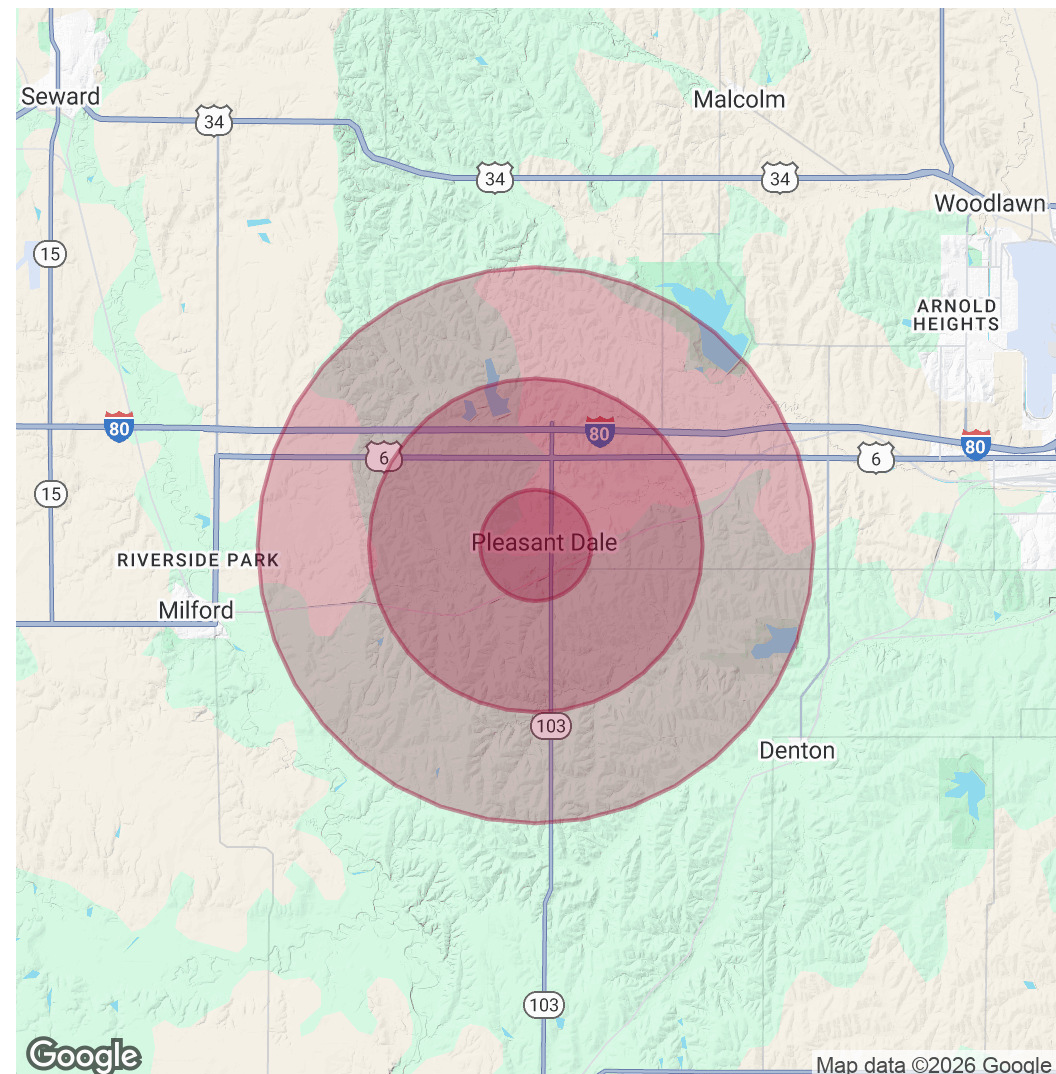
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	317	813	1,905
Average Age	41	41	41
Average Age (Male)	41	41	42
Average Age (Female)	40	40	41

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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