



## Property Description

- Topaz Joe's / Nevada Trading Company is a combined bar, grill, casino and grocery business with gross revenues of over \$1 million a year with double digit gross sales increases for the past 3 years.
- The business property which is 2 acres is located in Topaz Ranch Estates/ Lake Topaz, Nevada.
- The gaming rights on the property are of a Gaming Overlay Non-restricted license which is extremely difficult to secure in Nevada without having to build a hotel on the property.
- The combined bar/casino/grocery are in two attached buildings with close to 5000 square feet under roof.
- There is an additional storage building on the property in excess of 2400 square feet that has potential revenue opportunities in an enclosed storage application or get creative in improving to host a new retail venue.

## Offering Summary

Sale Price:	\$1,300,000
Lot Size:	2 Acres
Building Size:	6,680 SF
Zoning:	GC

## Demographics

6,000 - 10,000 population within a 5 mile radius.

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### Potential

-This property has close to one acre of still to be utilized property as a potential revenue recourse, ie RV day parking, self-storage units, or extended outdoor hospitality park incorporating green space and repurposing of outdoor building to house bar and seating area.

-Attached plot plan shows previous conceptual ideas for hospitality application. Bring your vision and take this property to the next level!



- Strong local repetitive customer business established over past 26 years under current owner
- Continued influx of new people moving into the TRE and surrounding areas bolstering new business opportunities for local businesses
- Adjacent to local Fire Department Firehouse
- 10 minutes to Lake Topaz, 25 minutes to Gardnerville and Minden, 45 minutes to Lake Tahoe
- 38K back-up generator in place to run all operational needs of business
- Outdoor patio adjacent to bar for additional seating/BQ/parties
- Bar includes 13 drop-in poker machines, 14 slant top poker machines, full grill and hood for food service, table seating for up to 26 customers
- Grocery includes full service cold reach-ins, liquor and grocery gondolas, deli & seating, manager office

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**Casino/Bar/Store For Sale | Topaz Joes | 3900 Carter Drive Wellington, NV 89444**



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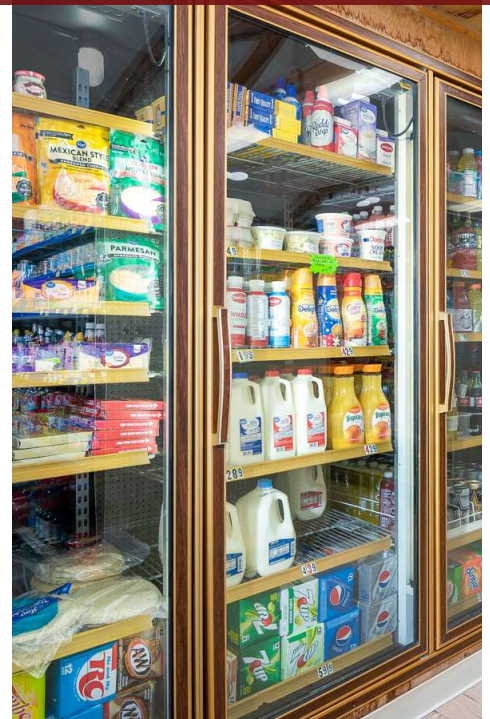
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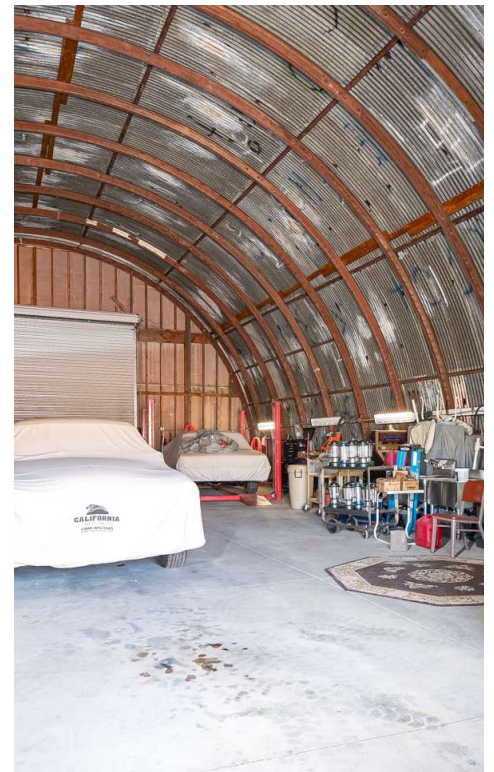
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## Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

## Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

## Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

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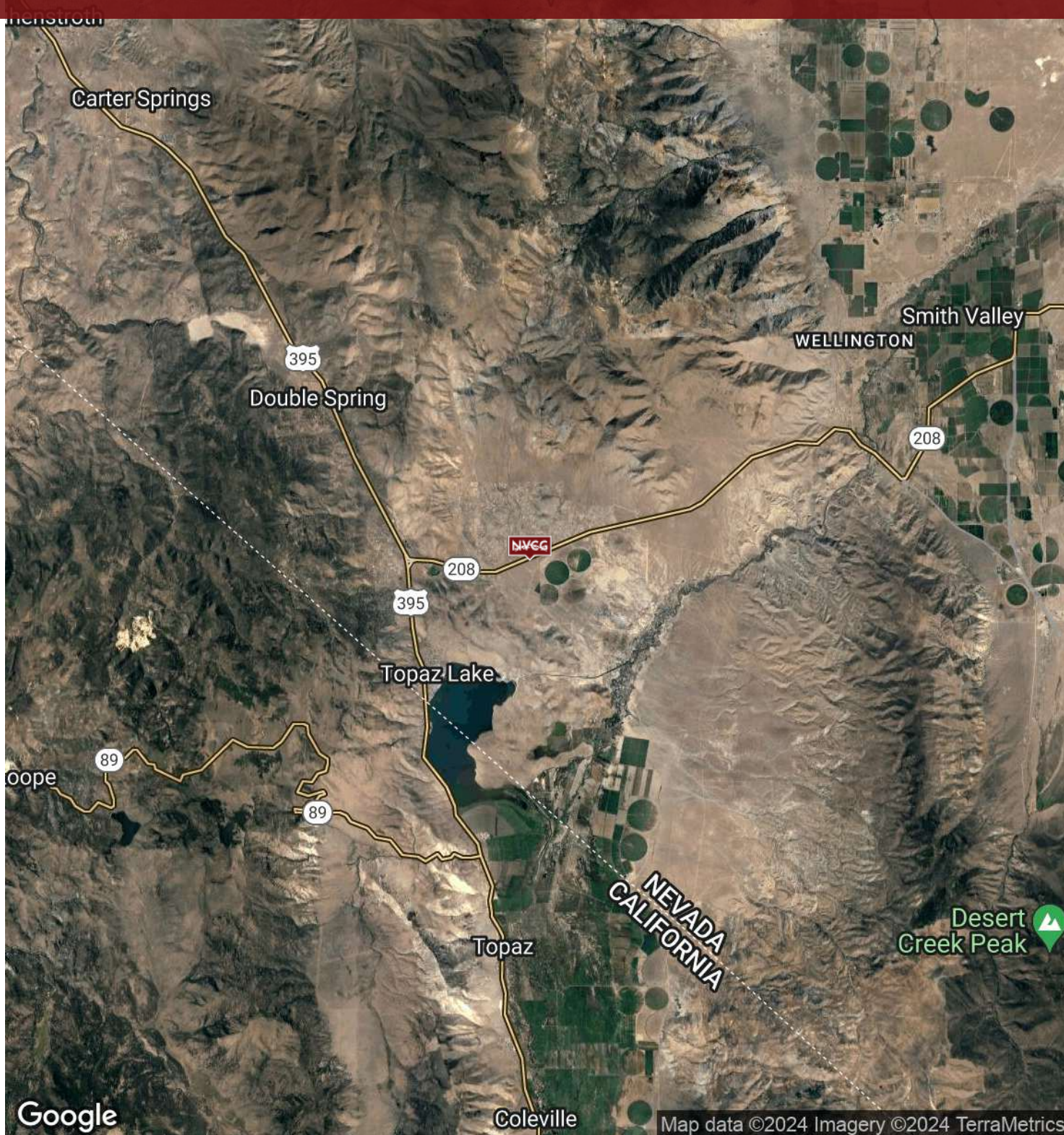
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