

J'S KEGGERS



A well-established gas station, convenience store, and liquor store all in one.

APRIL GOOD

Associate Broker

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PROPERTY HIGHLIGHTS

List Price

\$430,000

\$399,500

Location

635 4th Street, Ainsworth, NE

Legal Description

0 30 22 Hall's 2nd Blk 2 Lots 1 & 2 Ainsworth (Less Corner for NDOR)

Taxes - Estimated

\$1,286.36

Property Summary

Here is a great opportunity to own a profitable and well-established gas station, convenience store and liquor store all in one building located on Highway 20 in Ainsworth. You will find that they have one of the largest wine selections in North Central Nebraska.

This turn key business has been serving the area for many years and is equipped with everything you need to operate the business.

There are four fuel pumps consisting of 1 diesel, 2 ethanol, and 1 unleaded. The roof of the building was recently spray coated with a 10-year warranty. Some of the interior updates include a new ice cream freezer in 2020, pellet stove and 3 door cooler in 2019, soda machine and ice maker in 2016, upright cooler in 2015, and a camera in 2010.

The current owners have owned the business for over 10.5 years and can provide Profit & Loss statements upon request, serious inquires only.

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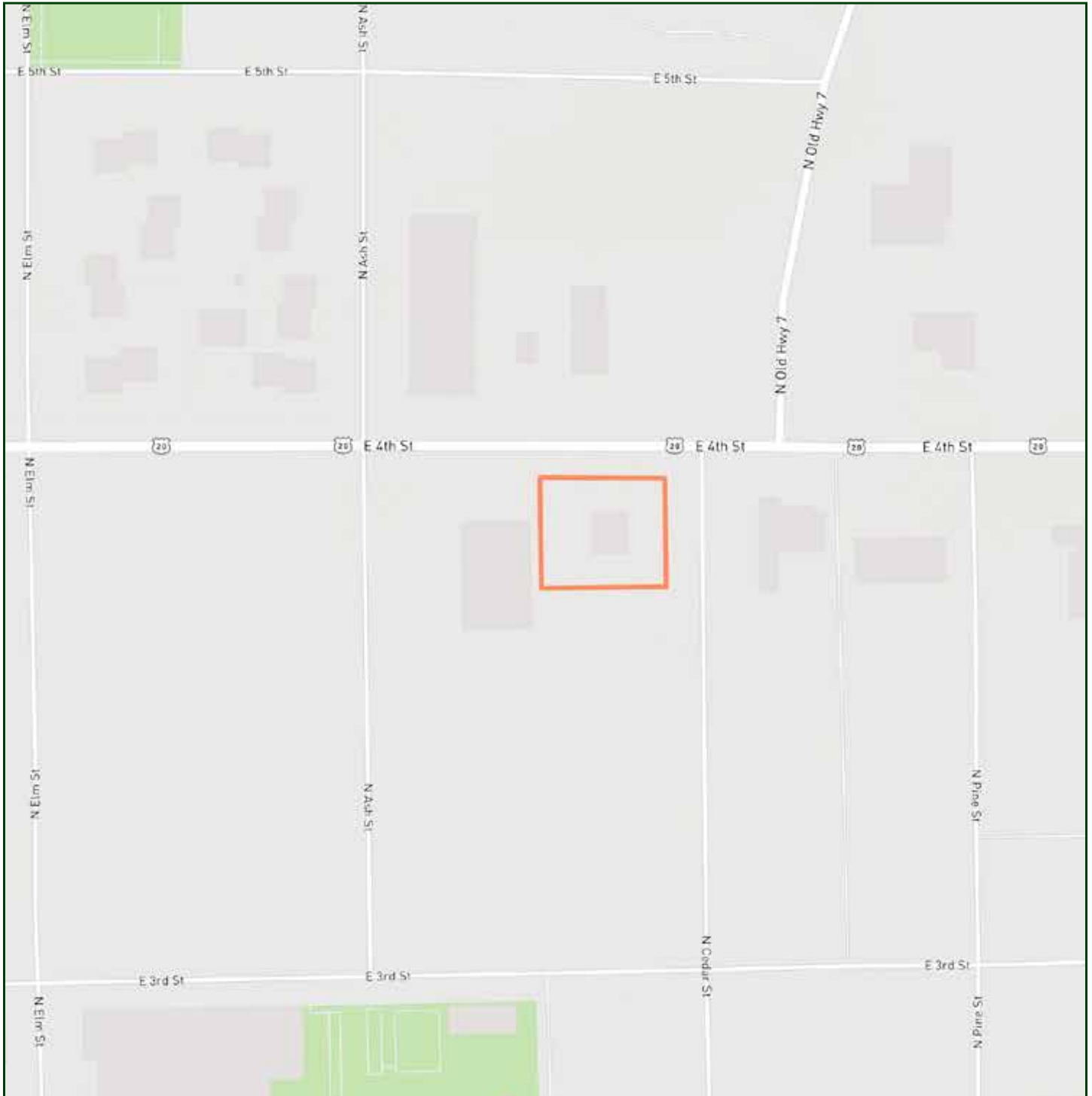
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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THE REAL ESTATE EXPERTS YOU CAN TRUST

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