

## ANTELOPE CAFE GORDON NEBRASKA



A profitable restaurant in Gordon, NE.

**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY HIGHLIGHTS

## List Price

**\$350,000**

**\$295,000**

## Location

107 US-20 Gordon, NE

## Legal Description

LOTS 17 & 18 EXC HWY ROW BLOCK 1-BARTOS ADDITION-GORDON

## Taxes - Estimated

**\$1,105.28**

## Property Summary

This is a very profitable restaurant in Sheridan County, Nebraska (Gordon). The building is located on highway 20 approximately a block East of the junction of Highway 27 and Highway 20. It is approximately 2091 sq. feet with all the amenities and equipment needed to operate. This would make a very good business for a family looking to get out in the country or move to a more remote ranching/farming area. The Sellers have owned this business for 15 years. The books are available to prospective Sellers with a letter of credit from their bank. Below is a list of the recent improvements and equipment. The Sellers would also look at a sale of the building only without the restaurant equipment. This is one of the only restaurants on highway 20 between Valentine and Chadron.

- \$20,000 in repairs to the air conditioning in 2021 and 2022
- Freezers are 3-4 years old
- Ice maker is 15 years old
- It has natural gas heating with a forced are furnace. It has 2 heaters and 2 air conditioners
- New LED lights
- The walk in cooler is 3 yrs old
- Walk in Freezer is 1 yr old

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

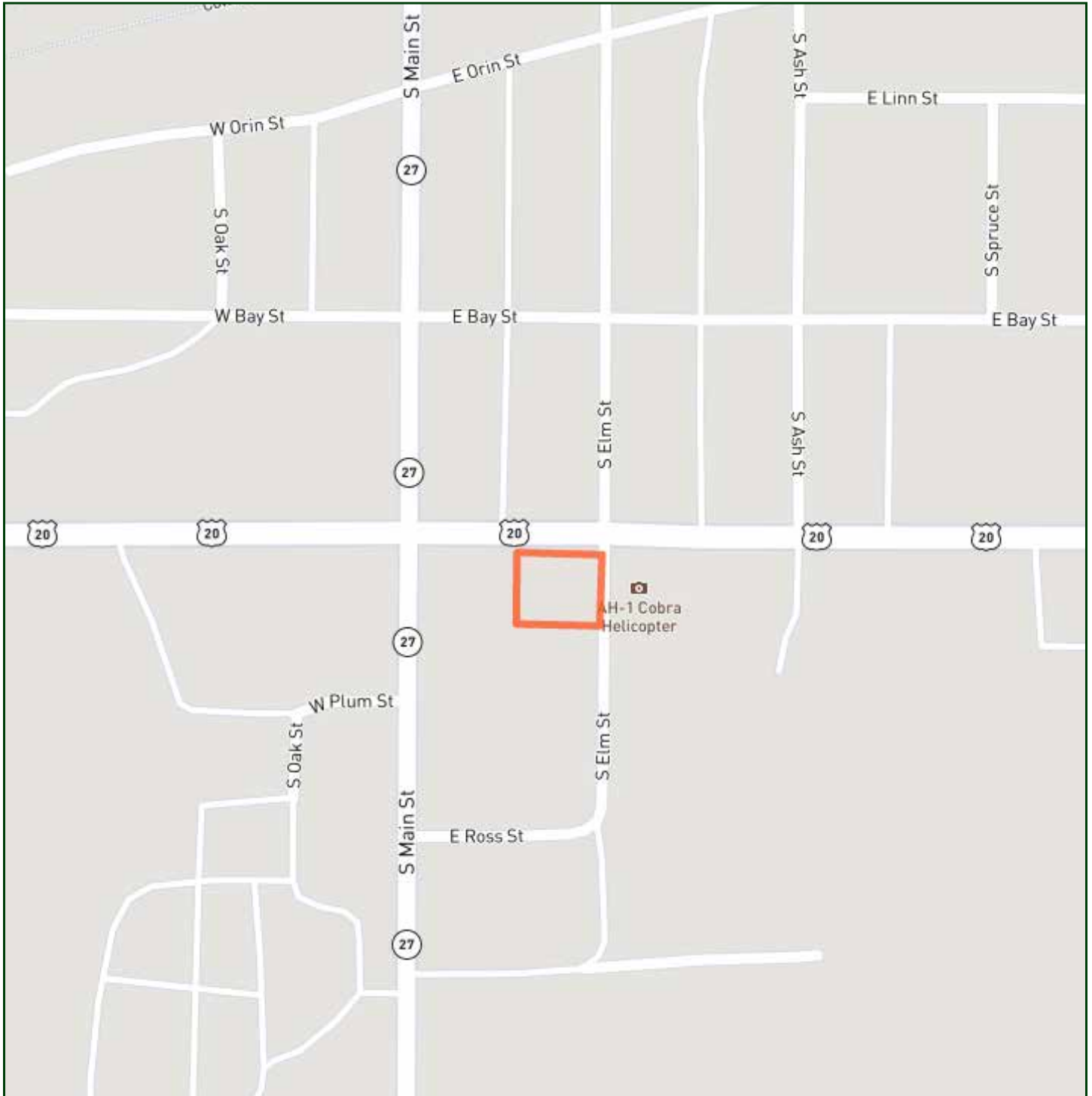
**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



Boundary lines are estimates - Map for illustration only

**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY IMAGES



# PROPERTY IMAGES



**SCOTT SAULTS**  
Associate Broker  
Scott's Cell: 308-289-1383  
Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY IMAGES





## THE LAND EXPERTS YOU CAN TRUST

### Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: [info@lashleyland.com](mailto:info@lashleyland.com)

Website: [LashleyLand.com](http://LashleyLand.com)

### Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland,  
Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley,  
Randy Helms, Dodi Osburn, Bill Grant, Adam Shada, Shane Mauch,  
Jake McQuillen, Brandi Housman, and Leala Jimerson

Like us on Facebook  
[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

## SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)