



# BUSINESS FOR SALE

Albion, Nebraska

OFFERED AT  
**\$425,000**

## Highlights:

- Restaurant / Bar
- Prime location
- Excellent Opportunity



**For additional information, please contact:**  
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# Property Information

## Directions to Property:

Highway Junction 91 and 14, Albion, Nebraska.

## Legal Description:

NE 1/4 SW 1/4 22-20-6 Boone County, Nebraska.

## Property Description:

A bustling neighborhood with high foot traffic, surrounded by both local residents and tourists, making this an ideal location for dining and socializing.

This well-established and profitable restaurant and bar is now available for sale, offering an incredible opportunity for new ownership. Known for its cozy ambiance, great food, this venue has been a favorite destination for both regulars and newcomers alike.

## Key Features:

- 4,540 square feet of space with plenty of seating, including a bar area and a comfortable dining space.
- Fully Equipped Bar: Includes a fully stocked bar, modern draft system, includes refrigerated 8 Tap Keg.
- Turnkey Operation: The restaurant and bar are ready for immediate operation with all kitchen equipment and furniture included in the sale.
- High Traffic Area: Situated in a vibrant area with great visibility and ample parking, attracting a mix of locals, workers, and tourists.
- Established Clientele: Loyal customer base with an excellent reputation for quality food, drinks, and service.
- Licenses and Permits: All necessary licenses and permits, including liquor license, health certifications, and zoning approvals, are in place and transferable.
- Solid financial history, making this an attractive investment for an experienced operator.
- All gaming machines and pool table are not owned by The J and will not be part of the sale.

## 2024 Taxes:

\$1,812.88

## Price:

\$425,000.00



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.