

BROCHURE
FOR SALE OR FOR LEASE
OFFERED AT \$800,000
LEASE TERMS ARE NEGOTIABLE

Trails Cafe & Bar

601 Arizona Avenue
Holton, KS



COLDWELL BANKER
COMMERCIAL
GRIFFITH & BLAIR

GLOBAL REACH, LOCAL TOUCH

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PROPERTY SUMMARY

Restaurant & Bar
Holton, KS | US-75 Corridor



PROPERTY DESCRIPTION

Trail's Cafe & Bar has been a fixture in Holton, Kansas since 1965 — one of the longest-running food and beverage operations in Jackson County. This offering includes two parcels: 601/603 Arizona Avenue, a 5,956 SF concrete block restaurant and bar building on 1.19 acres, and the adjoining Idaho Avenue parcel used for additional off-street parking. The property fronts Arizona Avenue — the US-75 corridor through Holton's western business district — providing excellent visibility and high daily traffic counts for travelers passing through on US-75.

The building was originally constructed in the 1960s and expanded in the 1990s, adding a dedicated bar area well-suited for private events and catering functions. The dining room features hardwood floors, booth and table seating, a salad bar setup, and outdoor patio seating, giving the operation flexibility for everyday service and special events. A dedicated retail display area with polished concrete floors, string lighting, and antique display fixtures provides an additional ancillary revenue component. A portable storage building and carport sales business occupies the north end of the parcel under a current lease arrangement, providing supplementary income.

A fully stocked commercial kitchen with hoods covering the gas cooktops and fryer station is included in the sale, with capacity to easily serve both the restaurant and the bar and event space. A complete FF&E inventory will be made available to qualified buyers. A current liquor license is in place — type: Drinking Establishment/Caterer; buyers should contact the Kansas Department of Revenue Alcoholic Beverage Control regarding licensing requirements and transferability. The business is currently available for owner-operator acquisition or conversion. Sales price covers both parcels, all improvements, and included equipment (FF&E). Lease terms are negotiable.

OFFERING SUMMARY

SALE PRICE	\$800,000
LOT 1 SIZE:	1.19 ACRES
LOT 2 SIZE:	.27 ACRES
BUILDING SIZE	5956 SQ FT
ZONING	C-S

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INVESTMENT HIGHLIGHTS

Restaurant & Bar
Holton, KS | US-75 Corridor



1. Trail's Cafe & Bar has operated continuously since 1965, making it one of the longest-running food and beverage businesses in Jackson County.
2. The property fronts Arizona Avenue, the US-75 corridor through Holton's western business district, providing excellent visibility and high daily traffic counts.
3. The 5,956 SF concrete block building includes a fully stocked commercial kitchen, separate bar area, salad bar setup, outdoor patio seating, and a retail display area.
4. The dedicated event space accommodates up to 90 guests and can be reserved independently for private events creating an additional revenue opportunity.
5. The commercial kitchen has capacity to easily serve both the restaurant, bar and event space, with hoods covering the gas cooktops and fryer station; a complete FF&E inventory will be made available to qualified buyers.
6. A current liquor license is in place — type: Drinking Establishment/Caterer; buyers should contact the Kansas Department of Revenue Alcoholic Beverage Control regarding licensing requirements and transferability.
7. A portable storage building and carport sales business occupies the north end of the parcel under a current month to month arrangement, providing supplementary income to the operation.
8. Sales price includes both parcels, all improvements, and included equipment (FF&E).
9. Lease terms are negotiable.



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FLOOR PLAN

Restaurant & Bar
Holton, KS | US-75 Corridor



Floor plan is provided solely as a general layout only and is not to scale.

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NEARBY BUSINESS

Restaurant & Bar
Holton, KS | US-75 Corridor



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