

C'S DRIVE IN



A turn-key business in Crawford, NE.

LEALA JIMERSON

Sales Associate

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PROPERTY HIGHLIGHTS

List Price

\$504,800

Location

110 and 112 McPherson St., Crawford, NE 69339

Legal Description

BLOCK: 18 LOT: W 86' OF LOT A ADDITION: PADDOCKS REPLAT OF LOTS 7, 8, & 9 AND BLOCK: 18 LOT: E 54' OF LOT A ADDITION: PADDOCKS REPLAT OF LOTS 7, 8, & 9

Taxes

\$1,419.22

Property Summary

Unique Turnkey Business Opportunity!

This business opportunity includes both C's Drive-In and a house. Perfect for the owner that wants to walk a few feet to work, or one that prefers the additional revenue steam from a rental property.

Since 1948 this community staple has provided the Crawford community and its visitors with the enjoyment of experiencing the nostalgic feel of a slower paced era. Today, what's known as C's Drive-continues to serve soft serve ice cream, burgers, fries, among many other tasty foods. C's Drive-In is a licensed world famous "Genuine Broaster Chicken" location. This uniquely delicious chicken brings in regular patrons from the tri-state area.

C's Drive-In casual diner is currently operating seasonally, 8 months (March-October) out of the year. All but one year over the past 4 years has shown growth rates well over industry standards. Considering the current 8 month operating cycle there's plenty of room for additional revenue by extending the months of operation.

A new owner can step into operations with confidence as the Sellers have done many repairs and replaced necessary equipment to keep daily operations running smoothly. New equipment includes: Taylor soft serve ice cream machine, exhaust hood, fire suppression system, mini split units, camera system throughout restaurant and surrounding grounds, new signs and marquis letter boards, and 3 new deep freezes. Most smaller items such as food storage tubs, buckets and utensils have also been replaced over the past 18 months. Repairs include: Installing new secondary electrical panel and new breakers in both panels, updating lighting to LED, installing new roof on sheltered eating area, painting most exterior of restaurant buildings and interior of restaurant, installing new LED strips for all signage, installing decal window screen tint, and all parking areas have been patched and resurfaced.

The Residence

The single level 1624 sf house has 3 bedrooms, 2 bathrooms, large kitchen, separate dining area, and family room addition with direct access to the backyard. It also has a separate driveway from the restaurant with a detached garage. The house is move-in ready! There have many improvements both inside and out! The interior improvements include: A new stove, refrigerator, dishwasher, washer and dryer, replaced subfloor in south side addition, new flooring and carpet has been installed in all bedrooms, guest bathroom, dining area, living room, and laundry room/side entry, a new toilet and exhaust fan were installed in the primary bathroom. All walls have been painted, new baseboards installed, new electric clovers and outlets throughout the house, all closets have been painted/reskinned and new shelving added, custom blinds have been installed in the front living room and primary bedroom, new blackout curtains (mostly) throughout, keyless entry added to exterior doors.

The also house has a new water heater, new fiberoptic internet service, WiFi extenders have been installed for the house, garage, and business, and exterior security cameras for the residence. The garage has a new entry door, a new garage door opener, new custom floor-to-ceiling shelving on two walls, and the driveway and walkway are resurfaced.

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.

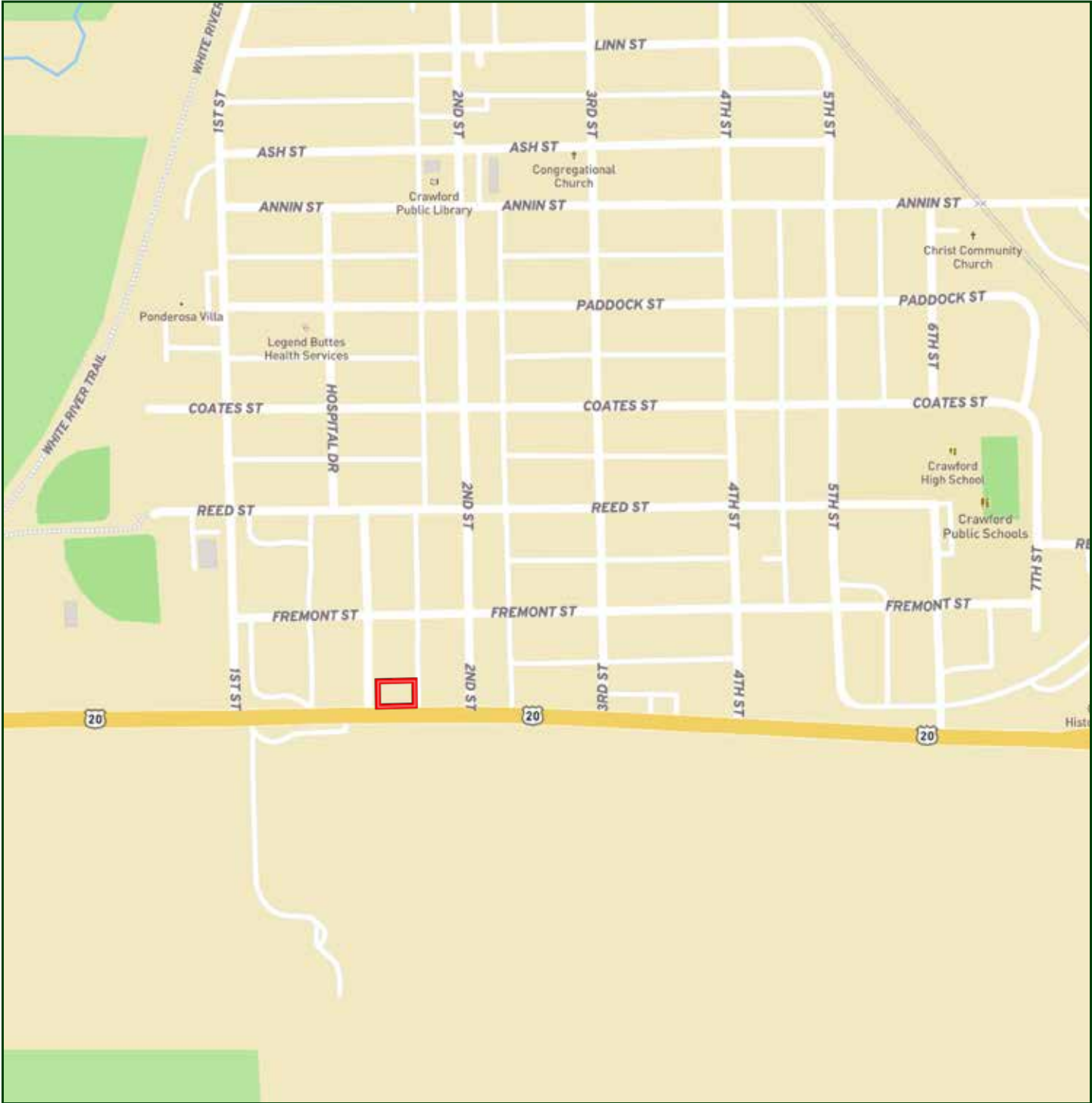
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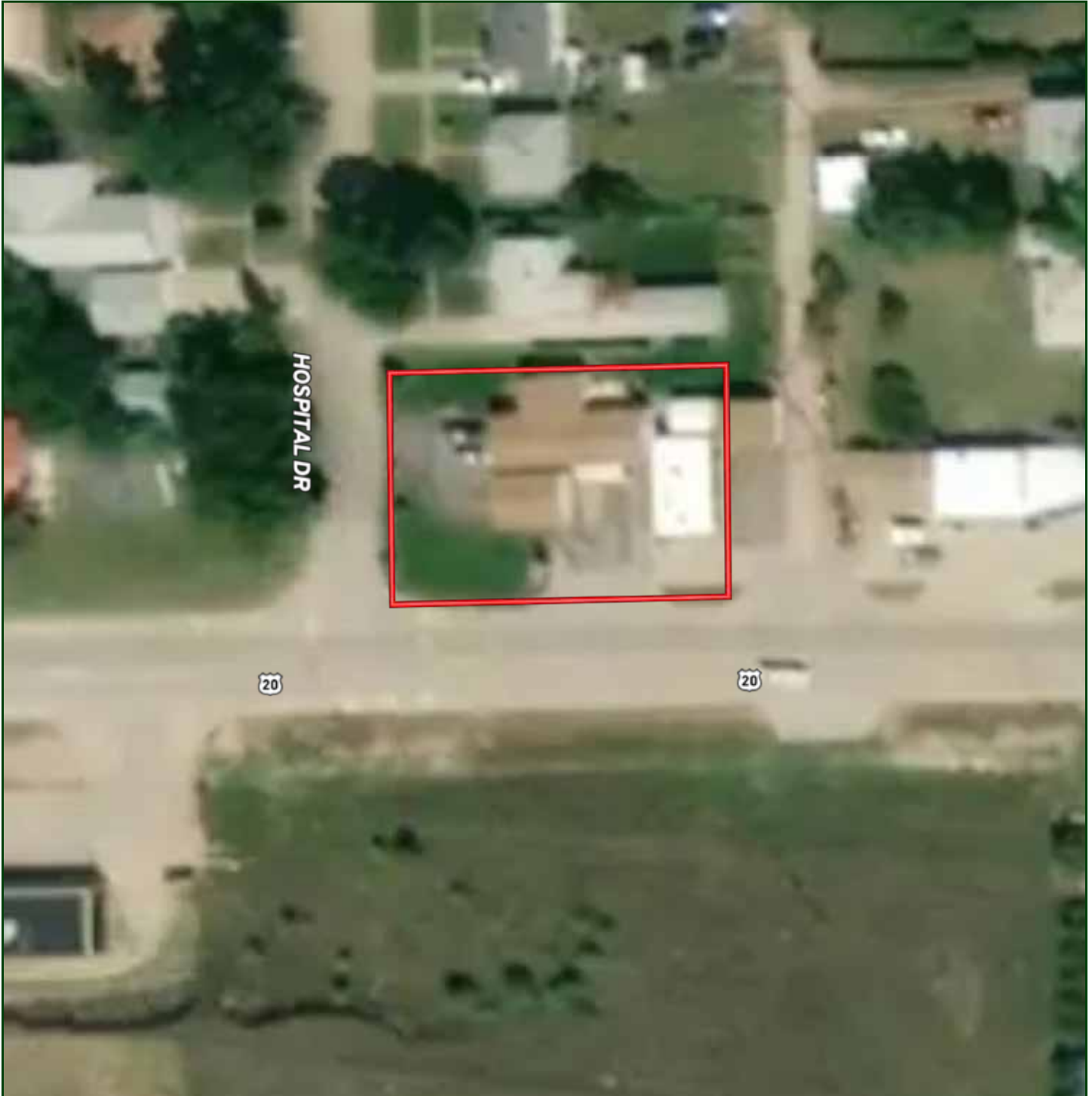
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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