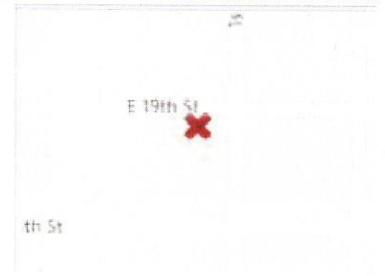


**ALL FIELDS DETAIL**



|                     |                           |                         |            |
|---------------------|---------------------------|-------------------------|------------|
| <b>Mls #</b>        | Temp-1334                 | <b>Total Sq. Ft.</b>    | 3501-5000  |
| <b>Class</b>        | COMMERCIAL<br>/INDUSTRIAL | <b>Parking Capacity</b> | N/A        |
| <b>Type</b>         | COMMERCIAL<br>/INDUST     | <b>Approx. Age</b>      | 61+ Years  |
| <b>Area</b>         | SCOTTSBLUFF               | <b>Overhead Doors</b>   | No         |
| <b>Asking Price</b> | \$685,000                 | <b>Present Use</b>      | Restaurant |
| <b>Address</b>      | 1818 1ST AVENUE           | <b>Ceiling Height</b>   | 8-10       |
| <b>City</b>         | Scottsbluff               | <b>Freight Elevator</b> | N/A        |
| <b>State</b>        | NE                        | <b>Stories</b>          | 2          |
| <b>Zip</b>          | 69361                     | <b>Auction</b>          | No         |
| <b>Status</b>       | Partial Listing           |                         |            |
| <b>Sale/Rent</b>    | For Sale                  |                         |            |
| <b>IDX Include</b>  | Y                         |                         |            |



**GENERAL**

|                                  |   |                                  |   |
|----------------------------------|---|----------------------------------|---|
| <b>VOW Include</b>               | Yes   | <b>VOW Address</b>               | Yes   |
| <b>VOW Comment</b>               | Yes   | <b>VOW AVM</b>                   | Yes   |
| <b>Number Of Units</b>           | 1   | <b>Agent</b>                     | LINDA DEDIC - Cell: 308-631-9696  |
| <b>Listing Office 1</b>          | CENTURY 21 HOME TEAM REALTY -<br>Main: 308-632-7141 | <b>Listing Agent 2</b>           | VICKI BEGLEY - CELL: 308-641-1138   |
| <b>Listing Office 2</b>          | CENTURY 21 HOME TEAM REALTY -<br>Main: 308-632-7141 | <b>Compensation: Buyer Agent</b> | y   |
| <b>Owner: Name</b>               | Emporium  | <b>REO? (Y/N)</b>                | No  |
| <b>Listing Date</b>              | 4/6/2017  | <b>Legal</b>                     | Lot 2, Block 3. 7th Add to the city of<br>Scottsbluff-- 2 leased kiosk coffee shops               |
| <b>Building Sq. Ft.</b>          | 3584  | <b>Office Sq. Ft.</b>            | 882   |
| <b>Apprx. Sq. Ft: Upper</b>      | 882   | <b>Apprx. Sq. Ft: Main</b>       | 2702  |
| <b>Lot Size</b>                  | 50x140  | <b>Basement</b>                  | y   |
| <b>RR Handicaps</b>              | y   | <b>Description</b>               | Cash in on America's love for upgraded<br>coffee, fine dining, and cocktail sales. 3<br>locations |
| <b>Associated Document Count</b> | 0   | <b>Update Date</b>               | 4/5/2017  |
| <b>Status Date</b>               | 3/28/2017   | <b>Hotsheet Date</b>             | 3/28/2017   |
| <b>Price Date</b>                | 3/28/2017   | <b>Input Date</b>                | 3/28/2017 5:17 PM   |
| <b>Original Price</b>            | \$685,000   | <b>Picture Count</b>             | 24  |
| <b>Input Date</b>                | 3/28/2017 5:17 PM                                   | <b>Update Date</b>               | 4/5/2017 3:27 PM  |

**FEATURES**

|                     |                |                |             |                        |                               |
|---------------------|----------------|----------------|-------------|------------------------|-------------------------------|
| <b>Construction</b> | Frame          | <b>Cooling</b> | Central Air | <b>Flood Insurance</b> | No                            |
| <b>Heat Type</b>    | Gas Forced Air |                |             | <b>Documents On Fi</b> | Inventory List<br>Tax Returns |

**FINANCIAL**

|                 |         |                          |                           |
|-----------------|---------|--------------------------|---------------------------|
| <b>Taxes</b>    | 5849.46 | <b>Parcel #</b>          | 010146741                 |
| <b>Tax Year</b> | 2016    | <b>Financing Remarks</b> | excellent P & L available |

**ADDENDUM**

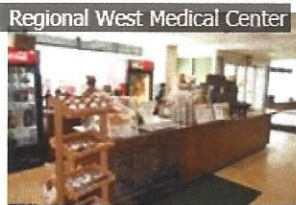
**Addendum** EXCLUSIVE rights to the Name THE EMPORIUM with great financials –Turn Key Restaurant & Coffee Shops plus enchanting real estate at 1818 1st Ave–featuring romantic dining & cocktails, quick coffee & reading area, drive thru, delightful spacious outside dining deck, professionally designed/top of the line Kitchen & appliances (see assoc docs), table service, furniture, decor, umbrellas, point of sale system, a professionally trained chef, Experienced wait staff & managers at all locations,

**REMARKS**

**Remarks** EXTENSIVE CLIENT LOYALTY, NEARLY 4000 "LIKES" on FACEBOOK PAGE. Emporium has earned honors & acclamation (see assoc Docs) Wait there's more TWO long term leased location-both with maximum walk in traffic & Large employee basis for instant customers 1. Regional West Medical Center–Next to the gift shop in main Lobby for outpatient registration, emergency & information waiting 2. East entry to Main Street Market grocery w/setting area & convenient drive thru. Owners are very hands on & will train new owners



**ADDITIONAL PICTURES**



**DISCLAIMER**

Information & measurements contained in this MLS data sheet have not been independently verified nor warranted by the listing company. Any party interested in purchasing this property is advised to conduct their own investigation of the property through personal & professional inspections. The data is for general information purposes only & may contain estimates and/or inaccuracies. Information has been obtained from public records.

Street market grocery w/ security area & convenient drive thru. Owners are very hands on & will train new owners