

## C'S DRIVE IN



A turn-key business in Crawford, NE.

**LEALA JIMERSON**

Sales Associate

Leala's Cell: 308-615-9065

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

# 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, and hotdogs, among many other tasty foods. They're also well known for their current specialty of broasted chicken!

C's Drive-In casual diner is currently operating seasonally, 8 months (April-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 freezers. 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 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!

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.

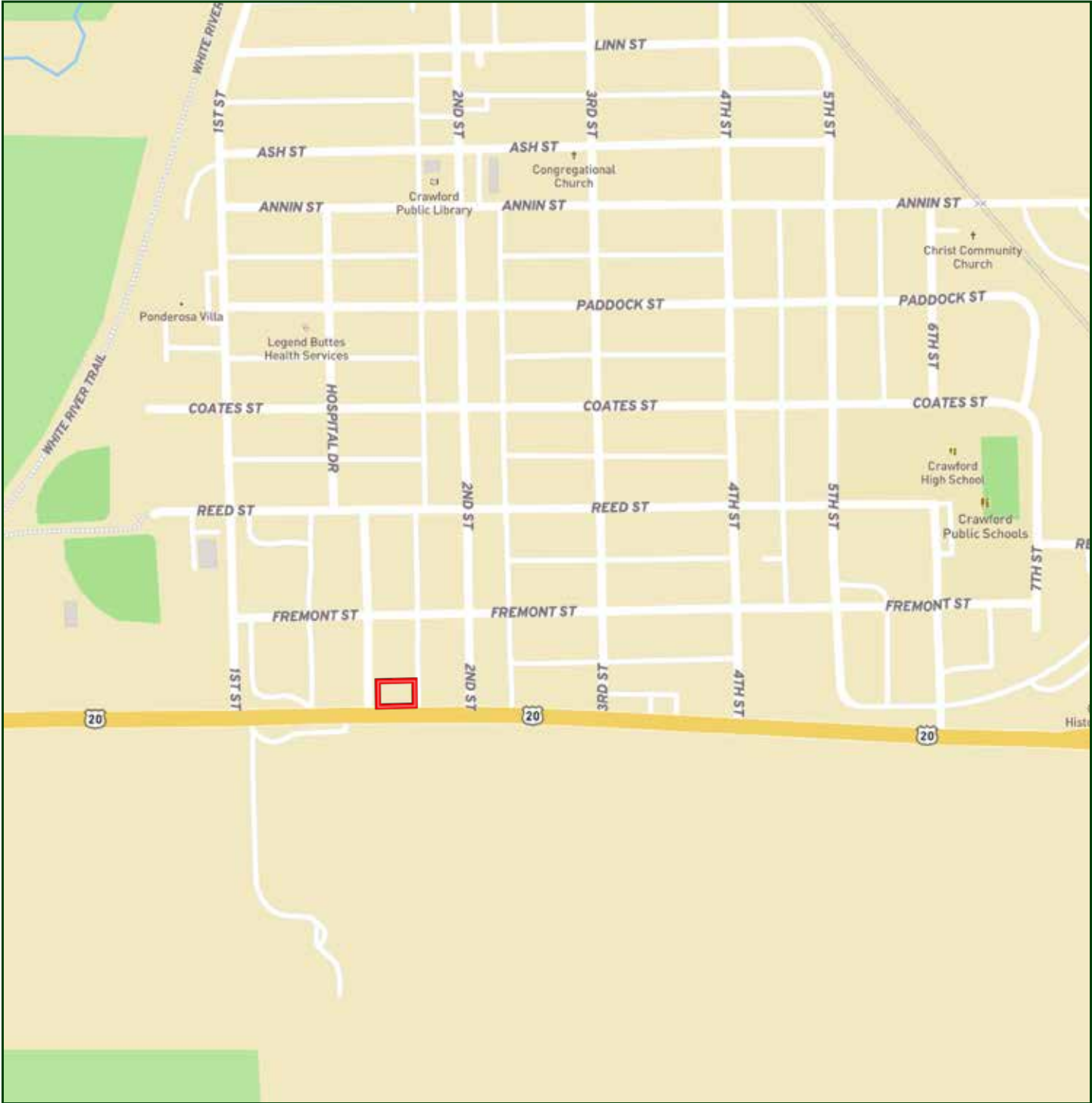
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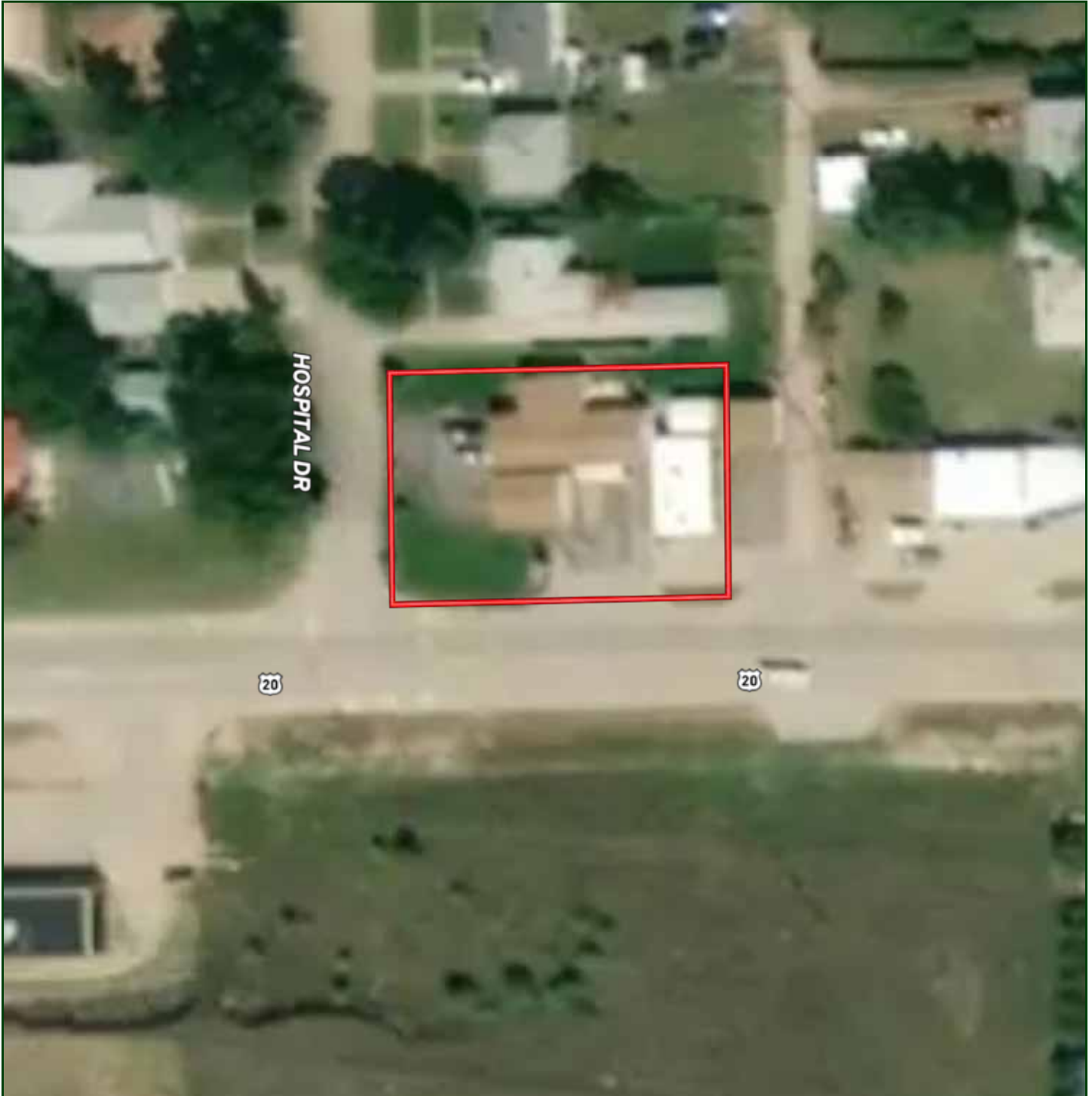
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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## 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, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, and Tom Moss

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2218 E. Walker Road • North Platte, NE 69101



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