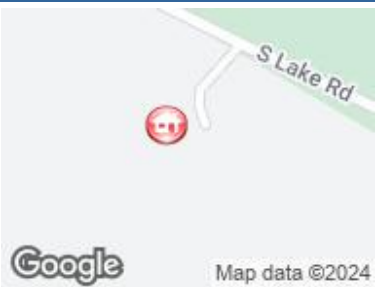


ALL FIELDS DETAIL



MLS #	33924	TOTAL SQ. FT.	5001-7500
Asking Price	\$2,000,000	PARKING CAPACITY	20-50
Status	New Listing	APPROX. AGE	26-40 YRS
Comment		OVERHEAD DOORS	THREE
Status	ACTIVE	PRESENT USE	OTHER
Class	COMMERCIAL	CEILING HEIGHT	VARIED
	/INDUSTRIAL	HEIGHT	
Type	COMMERCIAL	FREIGHT ELEVATOR	N/A
Area	BURWELL	STORIES	1
Address	46074 S Lake Road	AUCTION	NO
City	Burwell	Marketing Comments	Lake side
State	NE		Bar, Grill+ &
Zip	68823		Boat Shop
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent	Ashley Pittman - cell: 308-730-4430	Listing Office 1	Stracke Realty, LLC - Off: 402-340-2990
Sales Broker Compensation	Office	Listing Date	4/7/2024
Legal	35 22 17 PT NE1/4 SEC. 35-22-17 TBD	BUILDING SQ. FT.	5000
	ACRES 46074 S LAKE RD		
RETAIL SQ. FT.	1700	LAND SQ. FT.	TBD
TOTAL SQ. FT.	6650	UPPER SQ. FT.	1650
MAIN SQ. FT.	5000	LOWER SQ. FT.	0
LOT SIZE	TBD	BUILDING SIZE	5000
Expenses: Avg Electric	660	Foreclosure	No
BEST POTENTIAL	Bar and/or Boat Shop	Associated Document Count	0
Update Date	4/12/2024	Status Date	4/12/2024
Hotsheet Date	4/12/2024	Price Date	4/12/2024
Input Date	4/12/2024 4:46 PM	Original Price	\$2,000,000
HOA DUES	none	UTILITIES AVG PER YEAR	Elec \$660
Days On Market	6	Days On MLS	1
Geocode Quality	Exact Match	Picture Count	32
Input Date	4/12/2024 4:46 PM	Update Date	4/12/2024 5:22 PM
Video Count	0		

FEATURES

HEAT TYPE	PARKING	FOUNDATION	POSSESSION
HEAT PUMP	PARKING SPACE	SLAB	AT CLOSING
COOLING	PARKING AREA	DOCKS	TO SHOW
HEAT PUMP	GRAVEL	NONE	CALL AGENT
FLOORS	UTILITIES AVAILABLE	MISCELLANEOUS	BY APPOINTMENT ONLY
CONCRETE SLAB	ELECTRIC	GAS PUMPS	
	PRIVATE WATER	LOCATION	
	PRIVATE SEWER	OTHER	

FINANCIAL

PARCEL #	580010090*	TAX YEAR	2023
TAXES	\$1,672.48	FINANCING REMARKS	Owner Financing Available

ADDENDUM

**Addendum** Proudly presenting Calamus Reservoir's South Lake Pourhouse & Calamus Marine for your consideration. 5,000 sq.ft Bar, Grill, Convenience Store & Boat Shop. Discover the epitome of lakeside bliss and seize an unbeatable business opportunity nestled in this prime lakeside location. 287 steps from the water .2 Miles or less from an expanding Buckshot Bay to drop the boat in or enjoy the natural sandy beaches 11.5 Miles from Hwy 11, Burwell, NE Welcome to the bar, currently a devoted portion of the inside of the building with current capacity for 70 customers. Bar top and table seating inside with an accommodating 16' x 60' outdoor beer garden. The bar includes multiple coolers, ice chest, and offers food. A 12' x 14' cooler room for cold goods. A designated area for selling boat, bait, fish and tackle related goods that one might need on the Calamus Reservoir. Four Nebraska Skill Machines for customer entertainment as well as tv's placed strategically for everyone within the bar to enjoy. Men's and women's rest rooms, additional storage room and coming soon kitchen space. Parking is accessible in the front and rear of the building. Regular fuel with no ethanol is available for those that want to fill up before or after enjoying the lake. Buckshot Bay is less than .2 miles away making concierge services to and from the lake a breeze. State of the art surveillance system in place for added security. Into the shop space there are three 20' x 50' work bays (for work or expansion of the bar) with bay one having additional storage along the side. The bays each have 14' x 20' doors, making easy accessibility for most boats and equipment. A second level covers half of the shop giving you additional storage. With the growing size of Buckshot Bay, reconstruction of the roadway to be underway this summer, this is and will be an ideal location for boat enthusiasts to drop off or stop by for repairs and goods. All inventory is included for both the bar and the shop. On the property you'll find another three bay storage building and opportunity in the southeast corner of the property for camper sites with electricity already in place. Future campers could enjoy wildlife including white tail deer and turkey along with proximity of the bar. Survey will determine exact acres. Serious buyers are required to provide proof of funds or preapproval along with a valid form of identification before scheduling a viewing of the property. Owner financing is available. The seller is open to assisting in the transition of the businesses.

REMARKS

**Remarks** Survey will determine exact acres.

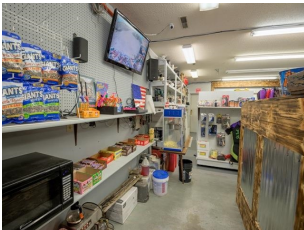
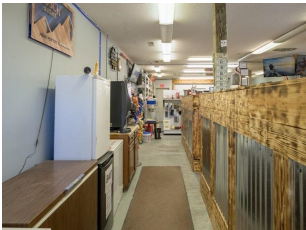
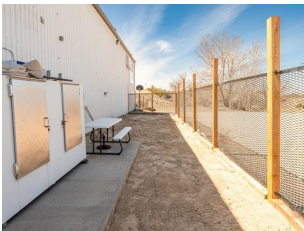
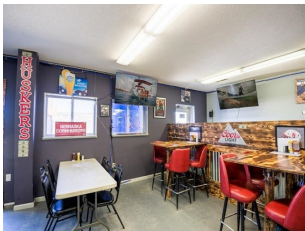
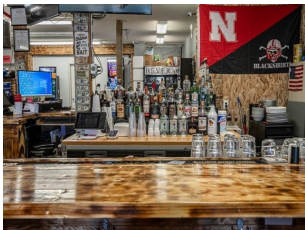
ADDITIONAL PICTURES



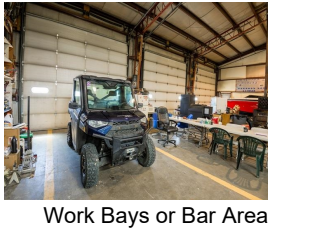
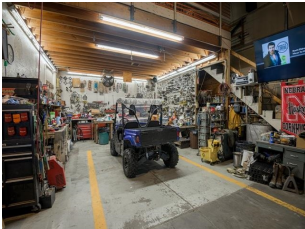
Building & Fuel Island



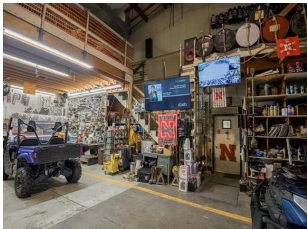
Overview







Work Bays or Bar Area



Outbuilding



Buck Shot Bay



**DISCLAIMER**

This information is deemed reliable, but not guaranteed. All measurements are approximate and should be verified. The listing broker's offer of compensation is made only to Participants of the MLS where the listing is filed.