

ALL FIELDS DETAIL



MLS #	20114003	Crane	No
Status	ACTIVE	Elevator	No
Type	Business Opportunity	Off-Street Parking	Yes
Address	35, 37, 39 N Wyoming Avenue	Dock	No
Cross Street		Overall Bldg Total Sq Ft	5000 - 9999
City	Guernsey	Handicap	Yes
State	WY	Business Opportunity	Yes
Zip	82214	Financial Options	
Area	PLATTE COUNTY		
Class	COMMERCIAL/BUSINESS		
Asking Price	\$450,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Allow Display on Internet	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Construction	Existing	County	Platte
Agent	Shelly I Osmera - Home: (307) 534-4630	Listing Office 1	Wagons West Realty - Main: (307) 532-3771
Listing Agent 2		Listing Office 2	
Listing Agent 3		Listing Office 3	
Buyer Agency	2	Intermediary	2
Sub Agency	0	Customer	2
Bonus Compensation	0	Dual/Var Rate Com (Y/N)	No
Short Sale (Y/N)	No	Foreclosure	No
Listing Date	8/4/2011	Legal	Guernsey OT Blk 09 Lots 7-9 Commercial
Lot Size	10500	Number of Acres	
Subdivision	Other	Zoning	COMMERCIAL
Owners Name	Chad Coffelt	Owners Phone	
Occupant Name		Occupant Phone	
To Show	Appt w/List Agt	Directions	
Office Sq Ft		Basement Sq Ft	
Total Sq Ft (Excl Decks)	7300	Price/Acre	
Decks Sq Ft		Heated Warehouse (Y/N)	
Heated Warehouse Sq Ft		Unheated Warehouse (Y/N)	
Unheated Warehouse Sq Ft		Retail Sq Ft	
Year Built	1914	# of Units	2
# of Buildings	1	# of Parking	10
Paving Sq Ft		Foundation Sq Ft	
Floor Dimensions		% Vacancy Factor	
Unit 1 Unit #		Unit 1 Tenant	Owner
Unit 1 Sq Ft	5402	Unit 1 Rent	
Unit 1 Lease Type		Unit 1 Lease Expiration	
Unit 2 Unit #	37	Unit 2 Tenant	Thoma
Unit 2 Sq Ft	1898	Unit 2 Rent	1250
Unit 2 Lease Type	year	Unit 2 Lease Expiration	12/2011
Unit 3 Unit #		Unit 3 Tenant	
Unit 3 Sq Ft		Unit 3 Rent	
Unit 3 Lease Type		Unit 3 Lease Expiration	
Unit 4 Unit #		Unit 4 Tenant	
Unit 4 Sq Ft		Unit 4 Rent	
Unit 4 Lease Type		Unit 4 Lease Expiration	
Unit 5 Unit #		Unit 5 Tenant	
Unit 5 Sq Ft		Unit 5 Rent	
Unit 5 Lease Type		Unit 5 Lease Expiration	
Unit 6 Unit #		Unit 6 Tenant	
Unit 6 Sq Ft		Unit 6 Rent	
Unit 6 Lease Type		Unit 6 Lease Expiration	
Unit 7 Unit #		Unit 7 Tenant	
Unit 7 Sq Ft		Unit 7 Rent	
Unit 7 Lease Type		Unit 7 Lease Expiration	
Unit 8 Unit #		Unit 8 Tenant	
Unit 8 Sq Ft		Unit 8 Rent	
Unit 8 Lease Type		Unit 8 Lease Expiration	

GENERAL

Business Name	Bens Bar & Trail End Restaurant	Business Type	Bar & Restaurant
Value of Fixtures & Equip		Value of Inventory	
Personal Prop Incl (Y/N)	Yes	Inventory Included (Y/N)	Yes
Real Estate Avail (Y/N)	Yes	Leased Equipment (Y/N)	Yes
Parking (Y/N)	Yes	Street Frontage (Y/N)	Yes
Security System (Y/N)		Sprinkler System (Y/N)	
Handicap Access (Y/N)	Yes	Restrooms (Y/N)	Yes
Non-Compete Cov (Y/N)		Non-Compete # of Years	
Non-Compete Miles		Lessor	
Lease Terms		Lease Expiration Date	
Lease Transfer (Y/N)		Lease Option (Y/N)	
Monthly Rent		Monthly Income	
Annual Income		Annual Expense	
Annual Net Income		Profit & Loss Avail (Y/N)	Yes
Business Hours	5 p.m. till 2 a.m.	Business Days	6 days
Owner Work Hours		# of Employees	
Off Market Date		Associated Document Count	0
Search By Map		Tax ID	
Update Date	8/31/2011	Status Date	8/9/2011
HotSheet Date	8/9/2011	Price Date	8/5/2011
Input Date	8/5/2011 3:24:00 PM	Original Price	\$450,000
Client Hit Count	2	Agent Hit Count	15
Days On Market	91		

FEATURES

COOLING	EXTERIOR	GAS	SPRINKLER SYSTEM
Evaporative Roof	Stucco	Natural Gas	None
CONSTRUCTION	Wood Siding	HEATING	WATER
Wood Frame	BUILDING EXTRAS	Forced Air Gas	City
CRANE	Restrooms	OVERHEAD DOORS	UTILITIES
None	Kitchen Area	None	Three Phase
ELECTRIC	FENCE	ROOF	CEILING HEIGHT
City	None	Flat Roof	16 Foot or More
	FOUNDATION	SEWER	
	Concrete	City	

FINANCIAL

Lockbox Location		Taxes	772
Tax Year	2010	Special Assessments	
Flood Insurance	n	Available for Rent	
Possession	DOC	Listing Documents	
Terms	Cash, Loan	Covenants	
Exclusions (Y/N)		Exclusions	
Annual Water Expense		Annual Insurance Expense	
Annual Gas Expense		Annual Supplies Expense	
Annual Electricity Exp		Annual Management Fees	
Annual Trash Expense		Annual Misc Expense	
Annual Taxes Expense		Total Annual Expenses	
Agent Conf Remarks	Dimensions are from the Platte County courthouse. Buyers to inspect and verify any information they deem necessary. ITEMS EXCLUDED FROM SALE: KAREOKE SYSTEM AND SOUND SYSTEM FOR KAREOKE.		

SOLD STATUS

How Sold		Contract Date	
Closing Date		Sold Price	
Selling Agent 1		Selling Office 1	
Selling Agent 2		Selling Office 2	
Buyer Improvements		Additional Provisions	
Seller Imprvmnts Amt		Seller Improvements	
Seller Improvements Dscrp		Buyer Imprvmnts Am	
Buyer Improvements Dscrp		Discount Points	
Closing Costs Pd By Sellr		Seller Concessions	

PUBLIC REMARKS

Two Businesses for one price! Sale includes the following, all the real estate & Bens Bar inventory including all décor, liquor, chairs, tables , pool tables, dart boards, arcade game and poker table. Thriving Bar & Trail Inn restaurant located in established social and recreational town of Guernsey, WY. Close to the reservoir, national Guard Base, BNSF Railroad Hub. Rustic Hunting decor offers a comfortable ambience to each and every customer who frequents the businesses. Fun & memorable times await!

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.