



Each office independently owned and operated

RE/MAX HOME, FARM & RANCH

422 N. Dewey Street

North Platte, NE 69101

308.534.4626

HOMEFARMRANCH.COM

FOR SALE

RETAIL PROPERTY

# GRAZER'S BAR & GRILL

208 WEST ARNOLD AVENUE, ARNOLD, NE 69120



FOR MORE  
INFORMATION  
CONTACT:

**KOBY RICKERTSEN**

Broker Realtor

308.529.0067

kobyr@remax.net

NE #20170268

FOR SALE

RETAIL PROPERTY

# GRAZER'S BAR & GRILL

208 WEST ARNOLD AVENUE, ARNOLD, NE 69120



## PROPERTY DESCRIPTION

Discover an incredible opportunity to own Grazer's Bar and Grill, a highly regarded and successful establishment located in the heart of Arnold, Nebraska. This turnkey business presents a chance for entrepreneurs and investors to step into a thriving operation with a loyal customer base and a strong reputation.

Situated in the charming town of Arnold, this beloved gathering place has become a staple within the community and a favorite destination for locals and visitors alike. The bar and grill's warm and inviting atmosphere, combined with its exceptional cuisine and excellent service, have garnered a dedicated following over the years.

The interior showcases a perfect blend of rustic charm and modern comfort. The well-designed layout accommodates both casual diners and patrons seeking a vibrant bar experience. With seating for over 80 guests, the spacious dining area offers ample room for hosting various events and private parties.

## PROPERTY HIGHLIGHTS



HOME, FARM & RANCH  
Each office independently owned and operated

## OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	5,171 SF
Building Size:	3,861 SF

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	4	283	4,592
Total Population	8	606	9,632
Average HH Income	\$71,592	\$68,314	\$64,597

## CUSTOM HEADER

Add text here...

**KOBY RICKERTSEN**

Broker Realtor

308.529.0067

kobyr@remax.net

NE #20170268

HOMEFARMRANCH.COM

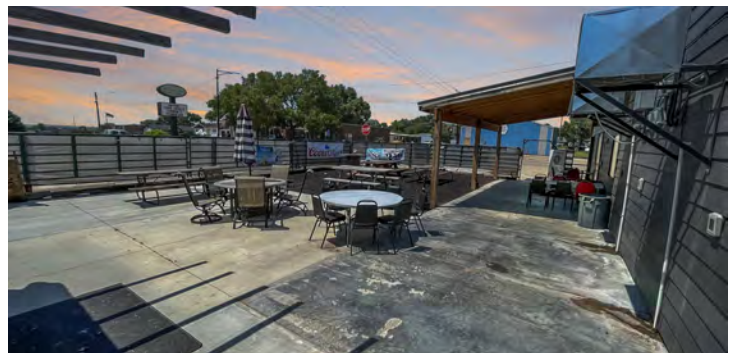
422 N. Dewey Street  
North Platte, NE 69101

308.534.4626

FOR SALE | RETAIL PROPERTY

# GRAZER'S BAR & GRILL

208 WEST ARNOLD AVENUE, ARNOLD, NE 69120



HOME, FARM & RANCH  
Each office independently owned and operated

**KOBY RICKERTSEN**  
Broker Realtor  
308.529.0067  
koby@remax.net  
NE #20170268  
HOMEFARMRANCH.COM

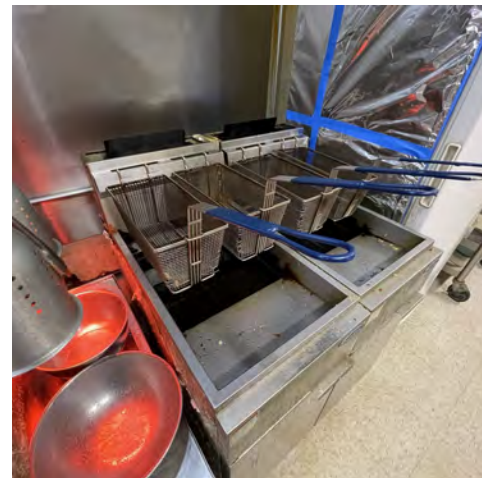
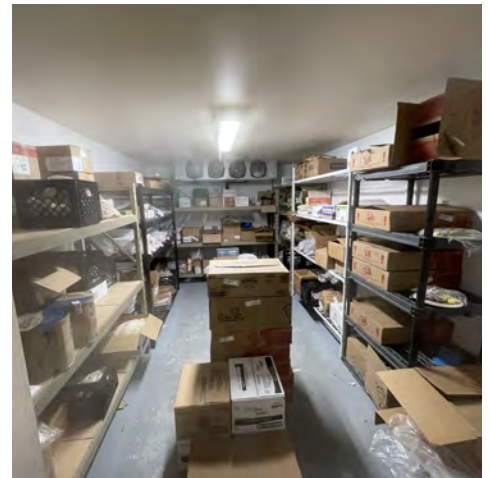
422 N. Dewey Street  
North Platte, NE 69101

308.534.4626

FOR SALE | RETAIL PROPERTY

# GRAZER'S BAR & GRILL

208 WEST ARNOLD AVENUE, ARNOLD, NE 69120



HOME, FARM & RANCH  
Each office independently owned and operated

422 N. Dewey Street  
North Platte, NE 69101

308.534.4626

**KOBY RICKERTSEN**  
Broker Realtor  
308.529.0067  
kobyr@remax.net  
NE #20170268  
HOMEFARMRANCH.COM

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FOR SALE

RETAIL PROPERTY

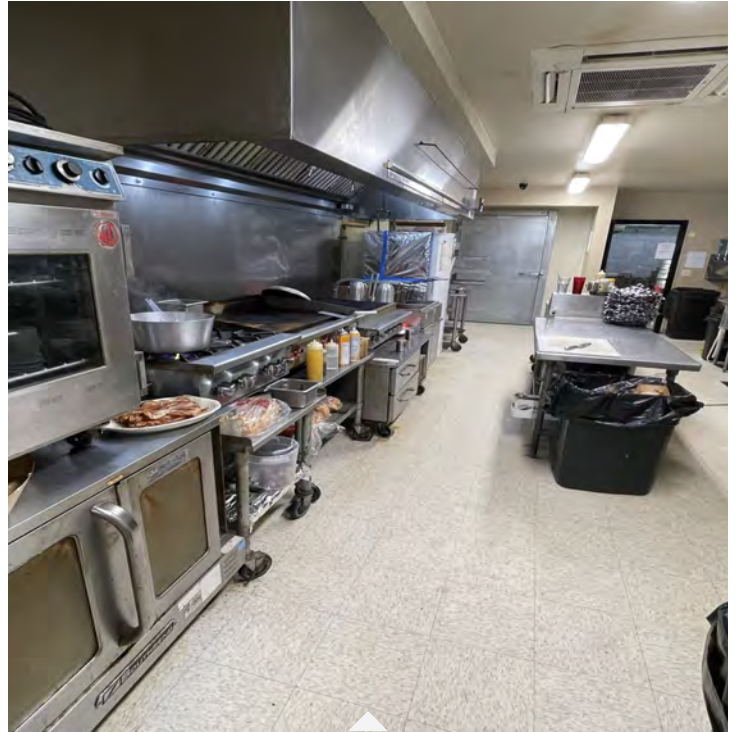
# GRAZER'S BAR & GRILL

208 WEST ARNOLD AVENUE, ARNOLD, NE 69120

Building Name	Grazer's Bar & Grill
Property Type	Retail
Property Subtype	Restaurant
APN	000671000
Building Size	3,861 SF
Lot Size	5,171 SF
Year Built	1950
Year Last Renovated	2018
Number of Floors	1
Parking Spaces	20
Construction Status	Existing
Free Standing	Yes

## Inventory:

36" GAS CHAR BROILER  
 24" COOKRITE 4 BURNER HOT PLATE  
 (2) COOKRITE 40LB FRYERS  
 MEGA TOP SANDWICH PREP W/ OVERSHELF AND HEATING ELEMENT, PANS  
 ALTO SHAM COOK AND HOLD  
 NEMCO FOOD WARMER  
 SILVER STAR CONVECTION OVEN  
 ENODIS LOW SIDE REFRIGERATOR  
 36" STAR MAX GAS GRIDDLE  
 RENDELL REFRIDGERATED BASE  
 3 COMPARTMENT SS WARMING TABLE  
 ALADDIN TEMP-RITE SALAD BAR  
 32" ENERGY STAR FREEZER  
 SCOTSMAN ICE MACHINE  
 (2) MICROWAVES  
 SS SALAD PREP STATION  
 (2) SS PREP COUNTERS  
 (2) LINCOLN IMPINGER CONVEYOR OVENS  
 26" X 90" TRUE BEVERAGE COOLER  
 SS UNDERCOUNTER DISHWASHER  
 (3) - 48" ROUND TABLES  
 (5) - 36" SQUARE LIGHT TABLES  
 (4) - 42" X 30" LIGHT TABLES  
 (1) - 48" X 30" DARK TABLE  
 (2) - 45" X 30" DARK TABLES  
 (4) - 36" ROUND HIGH-TOP TABLES  
 (2) - 44" X 32" WOOD TABLES  
 (1) - 6' X 3' RED TABLE  
 (3) - 48" X 30" DARK HIGH-TOP TABLES  
 (62) - UPHOLSTERED DINING CHAIRS  
 (29) - BLACK VINYL DINING CHAIRS



HOME, FARM &amp; RANCH

Each office independently owned and operated

422 N. Dewey Street  
North Platte, NE 69101

308.534.4626

KOBY RICKERTSEN

Broker Realtor

308.529.0067

koby@remax.net

NE #20170268

HOMEFARMRANCH.COM

# GRAZER'S BAR & GRILL

208 WEST ARNOLD AVENUE, ARNOLD, NE 69120



Grazer's Bar and Grill boasts a meticulously crafted menu that celebrates classic American flavors with a contemporary twist. From juicy burgers made with locally-sourced beef to mouthwatering steaks, fresh salads, and delightful seafood dishes, the culinary offerings cater to a diverse range of tastes. The restaurant's commitment to quality ingredients and exceptional preparation has solidified its reputation as a go-to dining destination.

The fully stocked bar features an impressive selection of spirits, beers, and wines, providing patrons with a wide variety of libations to complement their meals. This well-established beverage program contributes to the bar's popularity and further enhances the overall dining experience.

In addition to its culinary prowess, Grazer's hosts regular events and live entertainment, attracting a steady stream of customers throughout the year. From live music performances and themed parties to trivia nights and sports viewing events, the bar and grill offers diverse programming that appeals to a broad audience.

With its loyal customer base, well-trained staff, and proven track record of success, Grazer's Bar and Grill presents a remarkable opportunity for an ambitious buyer. Whether you are an experienced restaurateur looking to expand your portfolio or an entrepreneur seeking a profitable venture in the hospitality industry, this business is ready for its next chapter.

Don't miss out on the chance to own Grazer's Bar and Grill—a thriving establishment that has become a cornerstone of the Arnold community. Take advantage of this rare offering and make your mark on the local dining scene. Contact us today to learn more about this exceptional opportunity and schedule a private showing.

## LOCATION DESCRIPTION



HOME, FARM & RANCH

Each office independently owned and operated

**KOBY RICKERTSEN**

Broker Realtor

308.529.0067

koby@remax.net

NE #20170268

HOMEFARMRANCH.COM

422 N. Dewey Street  
North Platte, NE 69101

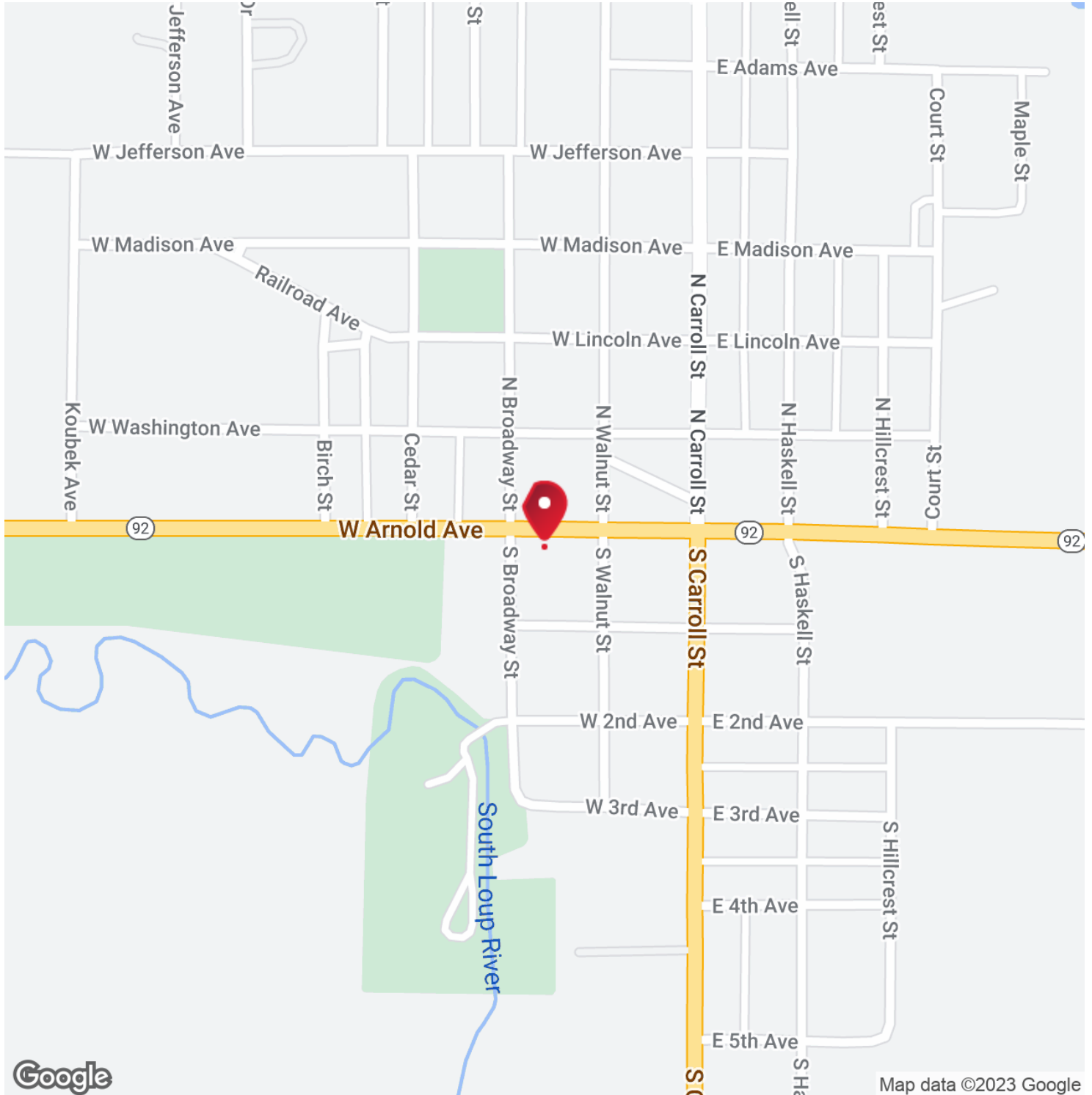
308.534.4626

FOR SALE

RETAIL PROPERTY

# GRAZER'S BAR & GRILL

208 WEST ARNOLD AVENUE, ARNOLD, NE 69120



HOME, FARM & RANCH  
Each office independently owned and operated

422 N. Dewey Street  
North Platte, NE 69101

308.534.4626

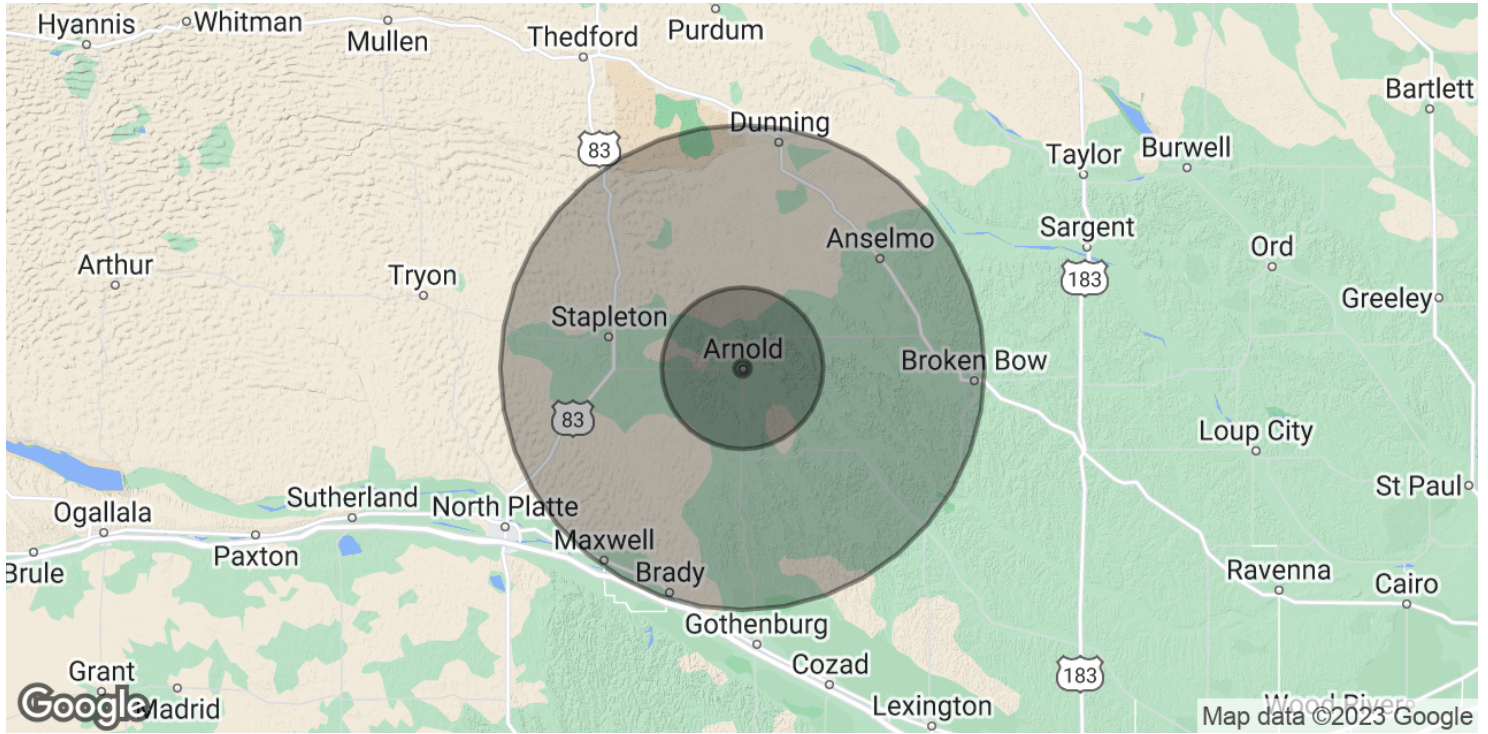
**KOBY RICKERTSEN**  
Broker Realtor  
308.529.0067  
koby@remax.net  
NE #20170268  
HOMEFARMRANCH.COM

FOR SALE

RETAIL PROPERTY

# GRAZER'S BAR & GRILL

208 WEST ARNOLD AVENUE, ARNOLD, NE 69120



## POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	8	606	9,632
Average Age	46.1	42.8	42.0
Average Age (Male)	45.9	42.8	40.9
Average Age (Female)	46.7	43.5	43.0

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	4	283	4,592
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$71,592	\$68,314	\$64,597
Average House Value	\$155,090	\$138,759	\$142,031

\* Demographic data derived from 2020 ACS - US Census



HOME, FARM & RANCH  
Each office independently owned and operated

422 N. Dewey Street  
North Platte, NE 69101

308.534.4626

**KOBY RICKERTSEN**  
Broker Realtor  
308.529.0067  
koby@remax.net  
NE #20170268  
HOMEFARMRANCH.COM





*Koby Rickertsen*

LAND BROKER - OWNER  
ACCREDITED LAND CONSULTANT

**RE/MAX**  
COMMERCIAL

**HomeFarmRanch.Land**

☎ 308-529-0067

➡ [www.HomeFarmRanch.Land](http://www.HomeFarmRanch.Land)

✉ [koby@RemaxHFR.com](mailto:koby@RemaxHFR.com)

📍 422 N Dewey St North Platte, NE

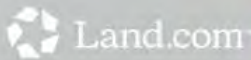


**Licensed in Nebraska, Kansas & South Dakota**

Our Marketing Partners:



AcreValue



RPR REALTORS PROPERTY RESOURCE



RANCHFLIP

Land And Farm



Lands of America



**AMERICAN**  
Land Seller Podcast



**RE/MAX**  
COMMERCIAL®

HOME, FARM & RANCH  
Each office independently owned and operated

422 N. Dewey Street  
North Platte, NE 69101

308.534.4626

**KOBY RICKERTSEN**  
Broker Realtor  
308.529.0067  
[koby@remax.net](mailto:koby@remax.net)  
NE #20170268  
[HOMEFARMRANCH.COM](http://HOMEFARMRANCH.COM)