

# WESTERN NEBRASKA



OFFERED AT \$160,000 | GORDON, NEBRASKA



Step into one of Gordon's most inviting and beloved gathering spots. This charming boutique-style coffee shop offers a warm, welcoming atmosphere that immediately makes you feel at home the moment you walk through the door.

From the thoughtfully designed interior to the cozy seating areas, this space has been curated to create a comfortable, relaxed experience for customers. Whether it's morning coffee, a casual lunch, or a place to meet friends, the shop has built a reputation as a go-to destination in the community. The combination of soft finishes, unique décor, and functional layout gives it that "small-town charm meets boutique café" feel that is hard to replicate.



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RANCH & RECREATION

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Located right on Main Street in Gordon, this business benefits from consistent local traffic and strong community support. It currently serves coffee, specialty drinks, and daily breakfast and lunch offerings, providing multiple revenue streams throughout the day.

This is a true turn-key opportunity. Nearly everything needed to continue operations is included, allowing a new owner to step in and begin generating income immediately. The current owners have made extensive improvements, from the beautifully refinished front exterior to numerous updates throughout the interior, creating a modern yet inviting space.

The commercial building offers approximately 1,350 sq. ft. of usable space on a 25' x 100' lot, positioned in the heart of Gordon's downtown business district.

#### WHAT MAKES THIS BUSINESS STAND OUT:

- Boutique-style coffee shop with a cozy, welcoming atmosphere
- Strong local following and repeat customer base
- Prime Main Street location with great visibility
- Thoughtfully designed interior with comfortable seating
- Offers coffee, specialty drinks, breakfast, and lunch
- All new paint inside and out
- Brand new Ice Machine
- 2 outdoor sheds for storage
- Newer furnace and central A/C
- Turn-key setup with equipment and furnishings included
- Blackstone Griddle

#### ADDITIONAL DETAILS:

Inventory to be purchased separately at closing

The business name "Half Diamond E Coffee Company" is not included in the sale

Financials available to qualified buyers after looking at the property and business

This is more than just a business. It's a place people gather, connect, and enjoy. With its boutique charm, inviting feel, and established presence, this coffee shop offers the perfect opportunity for someone looking to own a business with both personality and profitability.

