

BUSINESS FOR SALE

East Side Service

~Stapleton, NE~

Location:

Located off of US Hwy 83 in Stapleton, NE.

Legal Description:

N1/2 Lot 10, All Lots 11 & 12, Block 17, Original Town, Stapleton, NE.

Parcel Size:

140' X 120'

Taxes:

As this is part of a larger tax parcel, the Logan County Assessor has calculated the 2009 Real Estate taxes payable in 2010 to be \$4,077.

Buildings:

Located along NE Highway 92 in Stapleton, this business is in a 60' X 30' steel frame building. It has three 12 foot overhead door service bays and a 15' X 30' office and lobby area. There is an older 24' X 24' storage building located behind the main building.

Improvements & Equipment:

East Side Service is being sold as a "turn-key" business equipped with 2 working floor hoists, Ingersoll-Rand Industrial Air Compressor, Coats 40-40SA Tire machine, Firestone computer wheel balancer, Clean Burn waste oil heater, steel shop bench, hydraulic hose maker, tire changing equipment, parts cabinets, some office equipment, as well as parts & repairs inventory and much more.

Price:

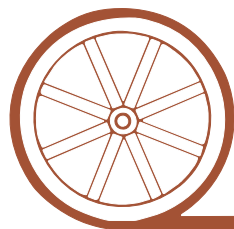
\$104,000 (includes real estate, personal property and inventory)

Comments:

This is a real nice business opportunity that comes with good support from the community for Buyer. There is a large potential for business from the traffic off US Highway 83 and NE Highway 92. The Seller is retiring to his ranch fulltime and is offering this business for sale. If you are looking to be your own boss with no limitations but your "drive", this opportunity would be the one for you. Showing by appointments only.

Contact:

Duane McClain, listing agent - 308.530.0221 or duane@agriaffiliates.com
Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver



Offered Exclusively By:

AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

North Platte, NE 69103

www.agriaffiliates.com

(308) 534-9240

Telecopier (308) 534-9244

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

