

FOR AUCTION - HATFIELD'S BAR

6002 SOUTH 42ND STREET, OMAHA, NE 68107

LIVE & ON-LINE AUCTION - DECEMBER 13, 2023 2:00 PM (CENTRAL STANDARD TIME) ON-LINE BIDDING CURRENTLY OPEN



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

S. Scott Moore

402.677.3004

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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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PROPERTY DESCRIPTION

Turn-Key neighborhood bar to be auctioned. All contents part of the sale. Property is a well established local bar with plenty of parking and extra ground. Incredible opportunity to purchase an operating business.

PROPERTY HIGHLIGHTS

- Well established "Turn-Key" bar
- Includes real estate
- All trade fixtures and some personal property included in sale
- Fantastic opportunity for immediate income

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LOCATION DESCRIPTION

Property is located at the intersection of 42nd and Y streets with easy access to 42nd Street and other major arterials. Located in a well established neighborhood.

OFFERING SUMMARY

Sale Date & Time:	December 13, 2023 2:00 PM (CST) Live On-Site On-Line Bidding Available
Sale Price:	TBD at Auction
Lot Size:	0.41 +/- Acres
Building Size:	1,344 +/- SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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TERMS AND CONDITIONS OF SALE:

\$5,000 deposit due day of sale. Balance upon closing. Closing date to occur on or before January 15, 2024. Owner makes no warranties of any kind expressed or implied. All information was derived from sources believed correct but is not guaranteed. All interested parties are encouraged to inspect the property prior to the real estate auction. Buyer shall rely entirely on their own information and inspection of the property. This property is selling subject to Seller's confirmation of sale price. No liability for accuracy, errors, or omissions are assumed by the seller, real estate or auction company. Announcements made day of sale take precedence over all written material. A 5% Buyer's Premium will be added to the sale price derived at the auction. Live on-site and online bidding. Access for inspection available upon request during normal business hours M-F.

FOR A FULL DUE DILIGENCE PACKAGE AND ON-LINE BIDDING REGISTRATION, PLEASE CONTACT AGENT.

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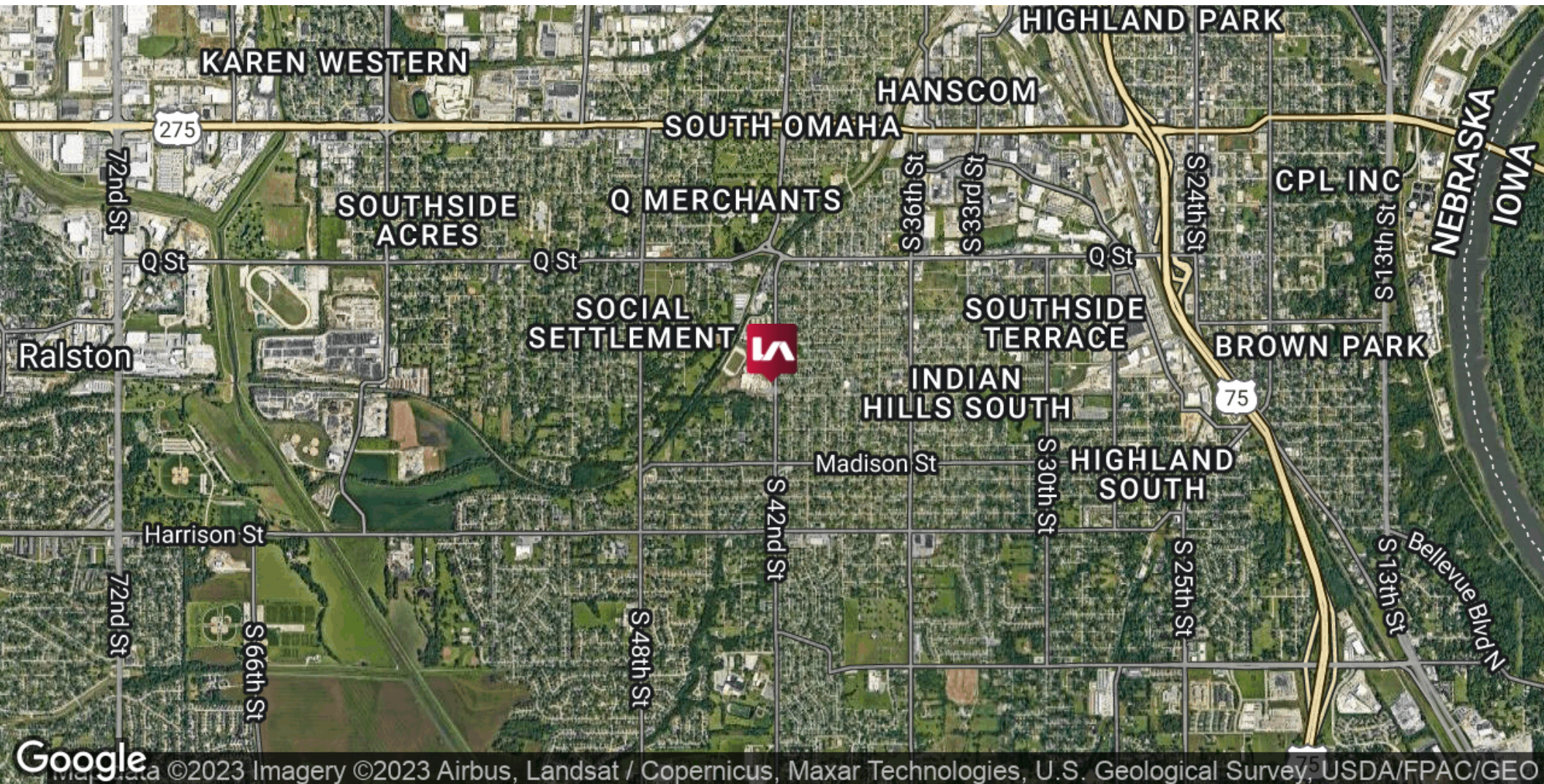
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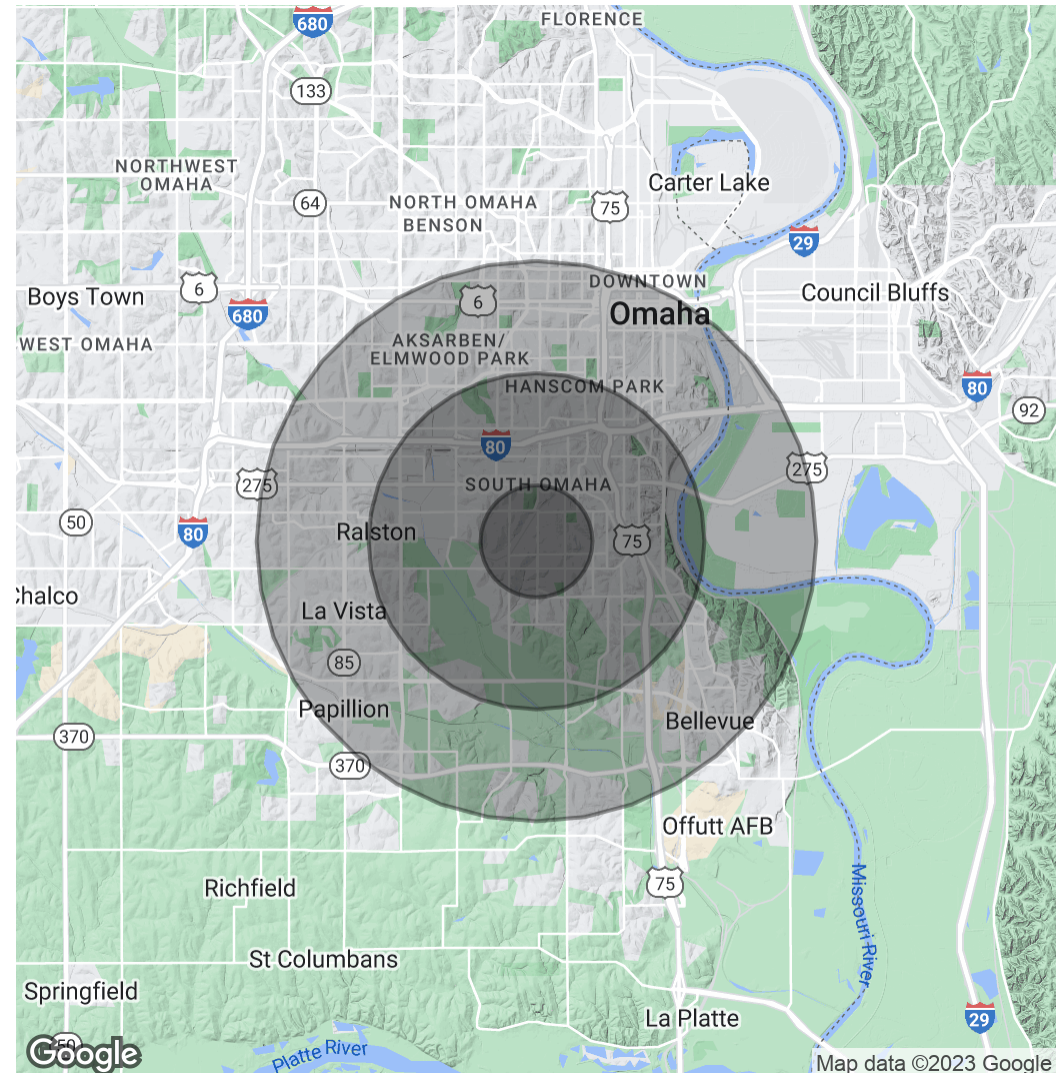
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,676	89,047	239,482
Average Age	33.7	33.9	34.4
Average Age (Male)	35.1	34.1	33.9
Average Age (Female)	33.4	34.9	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,456	33,644	101,802
# of Persons per HH	2.9	2.6	2.4
Average HH Income	\$59,763	\$64,562	\$70,572
Average House Value	\$116,351	\$132,304	\$154,650

* Demographic data derived from 2020 ACS - US Census



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