

SHORTY'S LIQUOR & LOUNGE

Thermopolis, Wyoming



\$139,900

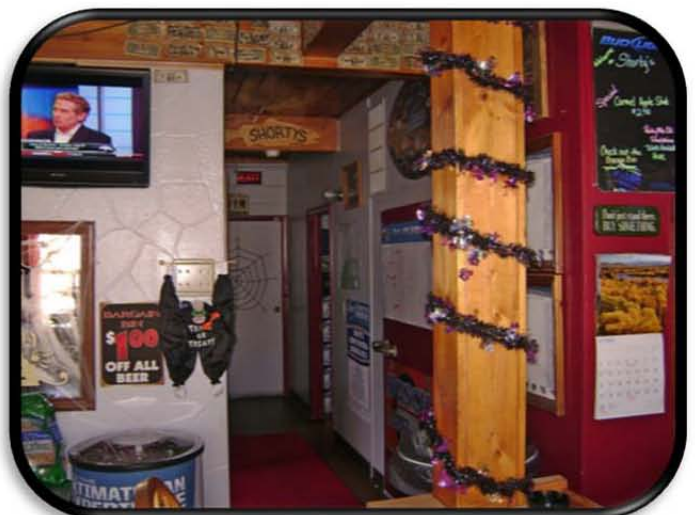
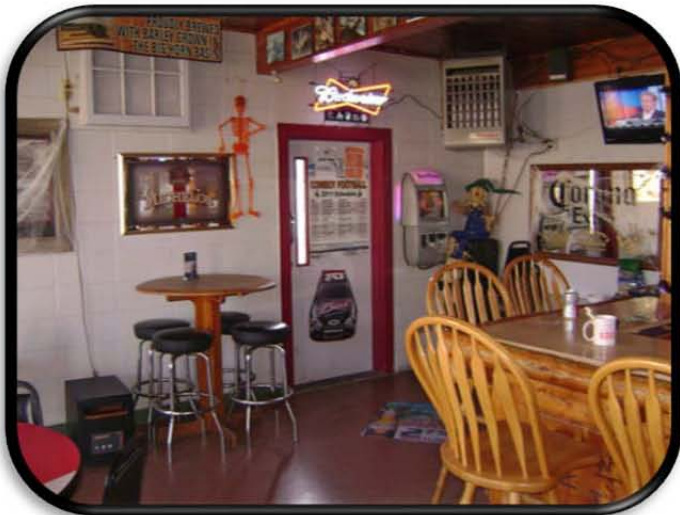
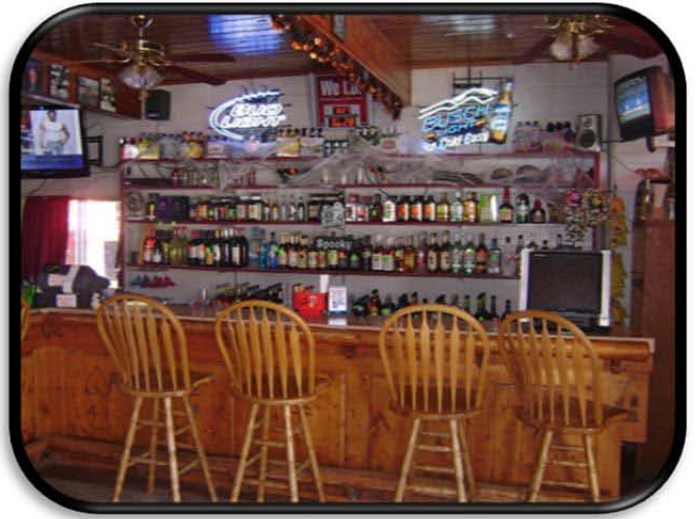


SHORTY'S LIQUOR & LOUNGE



Cowboy Bar in Thermopolis, WY. Good clientele, great income, and dependable employees. A block building and metal roof equals little to no maintenance. The in-place to be in this little western town. Complete with an outdoor patio for summer entertaining. Every Friday night, burgers, steaks and fish are featured. A catering side-business also offers extra income and alcohol sales, along with a drive-up window for package sales. The bar features local brands and lots of history of days gone by. Shorty's is located just two blocks from the Hot Springs State Park, pools, mineral springs and the Wyoming Dinosaur Center, along the river walk. A great social networking and a warm welcome is always offered at Shorty's.







MLS #: U10006663A (Active) List Price: ~~\$164,500~~

103 East Broadway Thermopolis, WY 82443



BUSINESS TYPE: Bar/Liquor Store
APX TOTAL BUILDING SQFT: 1000
RESTROOMS: 2
STORIES: 1
APX YEAR BUILT: 1960

AREA: Out of Area

CURRENT BUSINESS NAME: Shorty's Liquor & Lounge
EQUIPMENT & FIXTURES INCLUDED: Yes

YEAR BUSINESS STARTED: 1960
INVENTORY LIST: Yes

NATURAL GAS COMPANY: Wyoming Gas
SEWER: City **PRIMARY WATER TYPE:** City

ELECTRIC COMPANY: High Plains Power
PRIMARY HEAT: Forced Air **PRIMARY FUEL TYPE:** Natural Gas

Level: M
 Kitchen M
 Bathroom M

Size/Description:

INCLUSIONS: Call Listing Office

EXCLUSIONS: Call Listing Office

TOTAL DEEDED ACRES: 0 **APX LOT SQFT:** 7000
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No
TAX YEAR: 2012 **TOTAL TAX \$:** 561.40 **TAXED W/OTHER LAND:** No
PERSONAL PROPERTY TAX YEAR: 2012 **PERSONAL PROPERTY TAX \$:** 119.20 **DETAILED ZONING:** Hot Springs Commercial
SELLER FIN: No **DISCLOSURES:** No

LEGAL DESCRIPTION: East Thermopolis BLK 3 Lots 34-36 Commercial, Hot Springs County, Wyoming

EXTERIOR SIDING: Block
ROOF: Metal
COOLING: Evaporative Cooler

COMMERCIAL FEATURES: DSL/Cable, Handicapped Access
MISCELLANEOUS: P & L/Cash Flow Available, Licenses/Permits Required, Main Street Frontage
PARKING AVAILABILITY: Private Lot

COMMENTS: Cowboy Bar w/good clientele, great income & dependable employees. The in-place to be in this little western town, complete with an outdoor patio. Every Friday night, burgers, steaks & fish are featured. A catering side-business also offers extra income, w/a drive-up window for pkg sales. Just two blocks from the Hot Springs State Park, pools, mineral springs and the WY Dinosaur Ctr, along the river walk.

DIRECTIONS TO PROPERTY: At the only stoplight in downtown Thermopolis, go East, cross the railroad tracks and the river and you will see it there on the river.

SUBJECT TO 1031: No

OFFICE NAME: Canyon Real Estate, LLC (#:46)

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

Exhibit A

Items to accompany the sale are as follows:

All tables and chairs in bar and patio
All artwork excluding Indian Princess mentioned previously
Any and all equipment on premises needed to operate business
All neon signs are beer distributors
Grill and deep fryer on patio
Swamp cooler, ice machine, beer coolers and freezers
All food inventories in freezers, kitchen and walk-in are extra
All beer and alcohol is extra

Items not included in the sale of Shorty's are as follows; items are negotiable:

Indian princess picture behind the bar (on loan for display purposes).
Extra cash register
Convection oven
Catering utensils
Roaster
Large 40 cup coffee pot
Margarita blender