

COMMERCIAL OPPORTUNITY

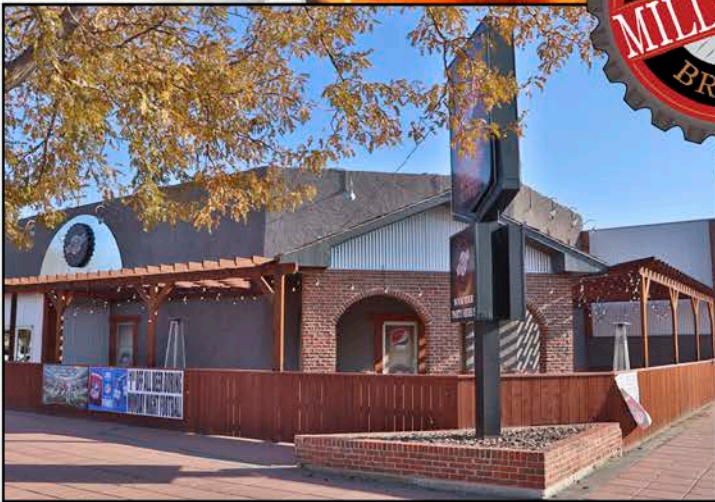
Millstone Pizza Co. & Brewery

in Cody and Powell, Wyoming



POWELL

CODY



BROKER¹
REAL ESTATE

550 North Poplar Street, Casper, WY 82601
Office 307-234-2385 ~ Fax 307-472-5462
www.broker1realestate.com

Randall Hall ~ 307-234-2385

Canyon Real Estate, LLC

1327 Rumsey Ave., Cody, Wyoming 82414
Office 307-527-7092 ~ Fax 307-527-7093
www.canyonrealestate.net

Lance Bower ~ 307-272-4114

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Cody



Take advantage of this RARE opportunity to own and operate an easily expandable concept in 2 locations in the highly desirable, fast-growing region of NW Wyoming. The owner is retiring after many years of building popular restaurant brands. All operations are turn-key and currently managed by an oversight team including directors and supporting office staff.

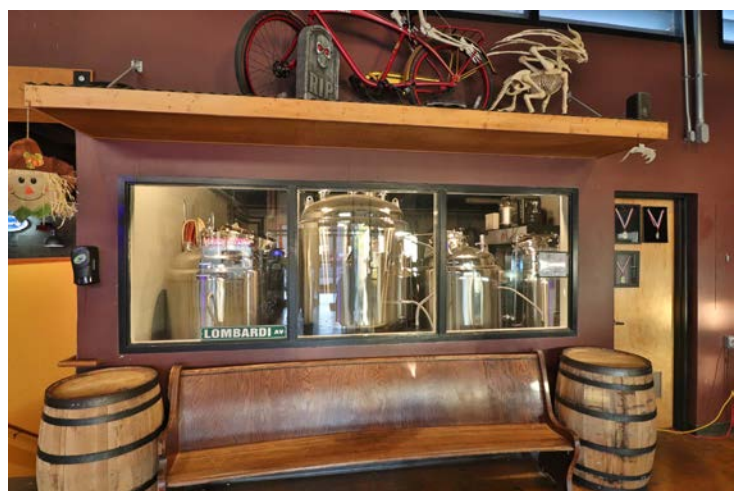


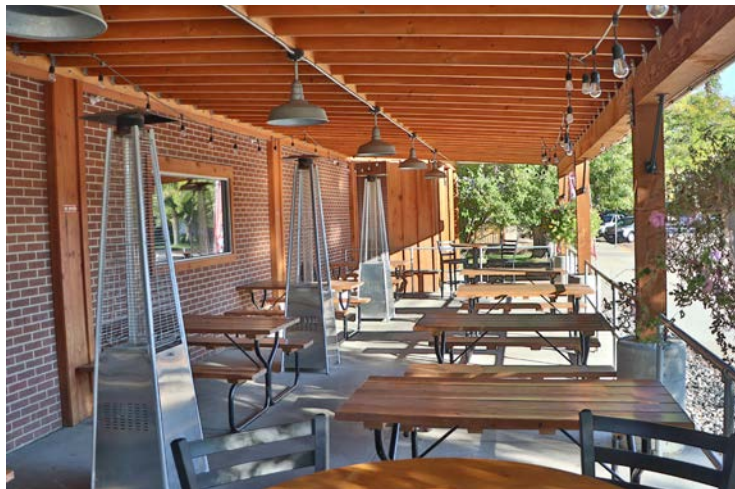
Powell



Millstone Pizza Company & Brewery in Cody, Wyoming

Millstone Pizza Company and Brewery in Cody is a very popular Pizza Restaurant - Brewery - Sports bar - Arcade located in the center of town on Main Street, within walking distance of all popular attractions Cody has to offer. The concept has a lot to offer all demographics, especially considering the large summer tourist population.





This attractive location retains a hard-to-get and transferable Bar and Grill and Brewery license, an in-house Brewery fully staffed, a huge Arcade with support staff, multiple sports TV's screens / sound system, Stage for live music acts, large patio seating area.

The Brewery also supports/ supplies the listed Sister location, Millstone Pizza Company and Brewery in Powell Wyoming with proprietary kegged beer.



Property Leased

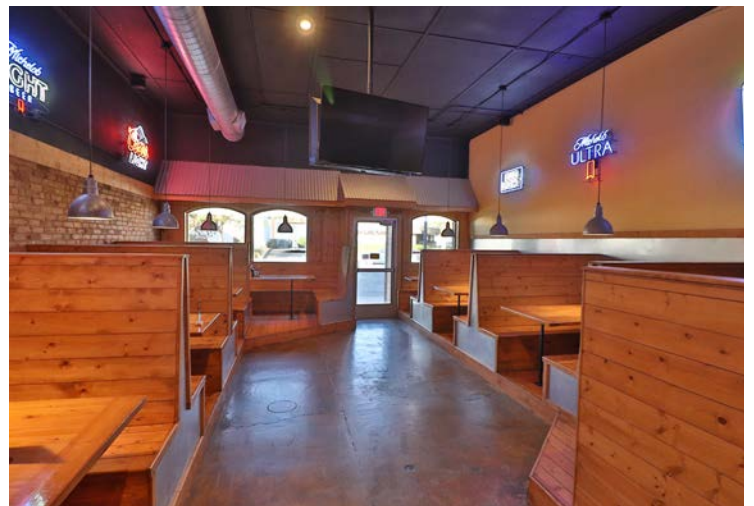
7,793 SF main level
7,608 SF basement
Built in 1965
On .32 acres



Millstone Pizza Company & Brewery in Powell, Wyoming



Millstone Pizza Company and Brewery in Powell Wyoming is a very popular hometown staple in the Powell community hosting many team, family, and sports gatherings. The location is on Bent Street in the center of town and offers a wide variety of attributes including Pizza Restaurant, Sports Bar, Arcade, and a proprietary beer selection from the Cody Millstone entity.





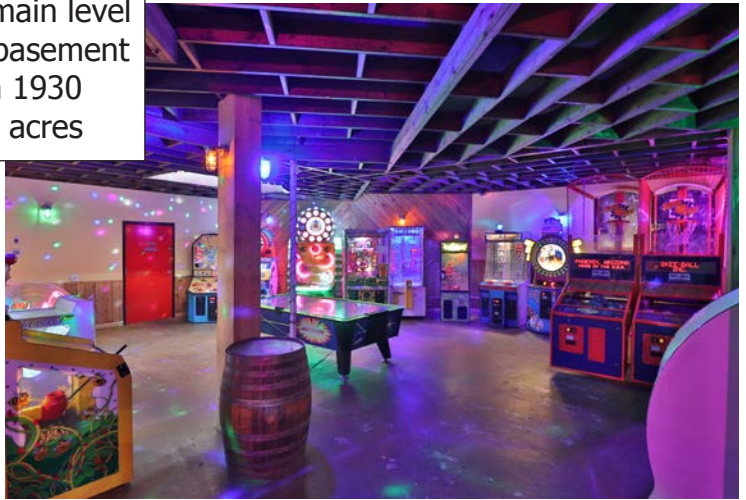
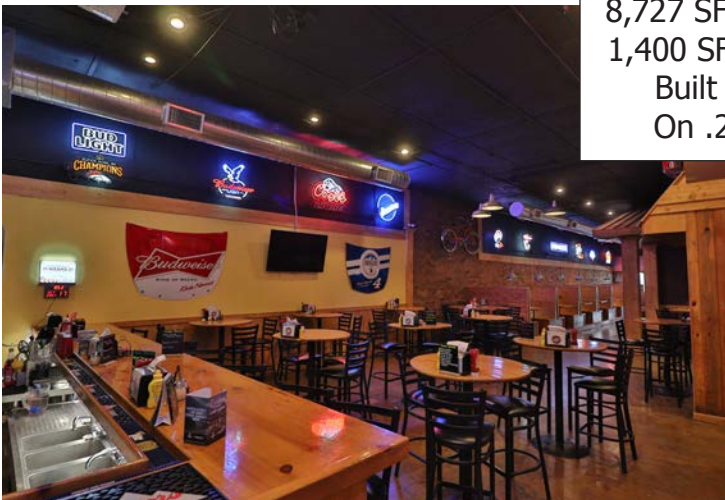
This attractive location retains a very hard-to-get yet transferable full packaged Liquor license, a huge arcade with support staff, multiple sports TV's screens / sound system, large patio seating area.

This location also collects monthly rent from a well-established flower shop on the premises, adding to income stream.



**Includes
Real Estate**

8,727 SF main level
1,400 SF basement
Built in 1930
On .24 acres



AREA INFORMATION



Cody, Wyoming ~ Park County

Founded in 1896 by the legendary Colonel William F. "Buffalo Bill" Cody, Cody, Wyoming is a welcoming community replete with outdoor adventures, fine dining, distinctive shops, accommodations ranging from rustic to ritzy, and the unparalleled Buffalo Bill Center of the West. Cody's charming Wild West ethos plays happy host to nearly a million visitors every year, providing nightly rodeos, re-enactments, concerts and more. The heart of Yellowstone Country, Cody is located just 50 miles from the east entrance and 80 miles from the northeast entrance of Yellowstone National Park. Cody is the only gateway community that has access to 2 gates to Yellowstone.

Residential Population (2023): 10,389
Estimated Tourist Population (2022): 700,000



AREA INFORMATION



Powell, Wyoming ~ Park County

Located in northwest Wyoming's Big Horn Basin, Powell is surrounded by the Big Horn, Pryor and Absaroka Mountain Ranges. An important early American trading center, Powell was named after Major John Wesley Powell, a renowned geologist and famed explorer of the Rocky Mountain West. Powell's high desert climate supports thriving cattle ranching, mining, agriculture operations and home to Northwest College. The Homesteaders Museum, Heart Mountain Relocation Center and Interpretive Learning Center, as well as the annual Park County Fair and Wings 'N' Wheels, are beloved attractions for locals and visitors alike.

Residential Population (2023): 6,550



PRICING

MILLSTONE PIZZA AND BREWERY – CODY, WY
BUSINESS ONLY INCLUDING LIQUOR LICENSE
LEASE TO BE TRANSFERRED
\$995,000

MILLSTONE PIZZA AND BREWERY – POWELL, WY
REAL ESTATE, BUSINESS AND LIQUOR LICENSE
\$1,273,000



Brewery for both Cody and Powell is located in Cody Millstone Pizza & Brewery.

Millstone trade name & logo, recipes and website are included.

Owner financing may be available to well qualified, experienced operators.

Sale price and complete financials upon request. NDA required.

Benefits of operating in Wyoming:

- No Corporate income tax
- No personal income tax
- No inventory tax
- No Franchise tax
- Low Property tax
- Favorable incorporation laws

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Living in Yellowstone Country

The view on any given day, at any time of day, in any season will be different and not repeatable as you drive out of Cody through Yellowstone Country. All that you have to do is take the time to observe the sky and the landscape. Here, we learn patience and an understanding of nature. Yellowstone Country has a lifestyle for the nature lover, the sportsman and those that just want that wide open spaces and peaceful lifestyle. We are surrounded by stunning natural landscapes, including the nearby Absaroka Range and the gateway to Yellowstone National Park. If you love outdoor activities like hiking, fishing, hunting, and camping, you'll find plenty of opportunities right in your backyard.

A few miles east of Cody you can see wild horses roaming the McCullough Peaks. South of town you can find petroglyphs a few miles off of the road and further south, go soak in hot springs. Head north and the views of the rugged Beartooth mountains which loom majestically over Clark will take your breath away. Their rugged beauty and unique geology make them a fascinating and awe-inspiring natural wonder. Westward, up the Southfork of the Shoshone River you can appreciate the dangerous sport of ice climbing in the winter and watch wildlife or camp or hike in the summer. The famous Thorofare trail is accessed from the Southfork. The Thorofare area is the most remote wilderness in the lower 48 states. Following the Northfork highway west out of Cody, the scenic 50-mile drive from Cody, Wyoming, to the East Entrance of Yellowstone National Park is one of the most beautiful and iconic routes in the region. A favorite pastime in the winter months for locals is to take this drive to view the Big Horn sheep that are often down along the road. Northwest of Cody is the Chief Joseph Scenic Byway and the Beartooth Highway where you will often see mountain goats at the higher elevations.

Pride in its Western heritage runs throughout Yellowstone country and you'll find that cowboy culture is deeply ingrained in the town of Cody's identity. Rodeos, Western art, and events celebrating this heritage are common. The world-renowned Buffalo Bill Center of the West museum complex is dedicated to preserving and sharing the history and culture of the American West and includes five museums, each focusing on different aspects of Western history, art, and culture. Cody's proximity to Yellowstone National Park makes it a tourist destination during the summer months. While this brings economic benefits to the town, it also means that the population can fluctuate with the tourist season.

Wildlife is abundant in Yellowstone Country including the town deer. We watch for deer, antelope, fox, turkey, a loose cow or any number of wildlife about to run across the road or a herd of elk slowly crossing the road around the next corner even though the road sign says we can drive 65 miles per hour.

In Yellowstone country you can have the lushest garden one could imagine and also pick wild fruit and berries. If you appreciate hunting and fishing, we have licensed hunting and fishing seasons and you will also see ice fisherman on the Buffalo Bill Reservoir on cold blue ice days. All seasons of the year offer opportunities to 'hunt' with your camera.

Yellowstone country is surrounded by beautiful natural landscapes, including mountains, rivers, and forests, making it an ideal destination for outdoor enthusiasts. Activities such as hiking, mountain biking, horseback riding, fishing and rodeo are popular during the summer months. Winter months offer skiing, snow shoeing and ice climbing.

The stars brilliantly light the skies at night. The sunrises and sunsets defy your imagination. Life is slower paced as each new day awaits a new adventure in Yellowstone Country.



IMPORTANT NOTICE
Canyon Real Estate, LLC
(Name of Brokerage Company)
REAL ESTATE BROKERAGE DISCLOSURE

When you select a Real Estate Brokerage Firm, Broker or salesperson (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller's Agent/ (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's Subagent that are approved, directed or ratified by the Seller.

Customer. (No written agreement with Buyer or Seller)

A customer is a party to a real estate transaction who has established no intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating the Buyer as a customer or as an agent for the Buyer treating the Seller as a customer. Also when a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a customer, having no written agreement, agency or intermediary relationship with either party. A Broker working with a customer shall owe no duty of confidentiality to a customer. Any information shared with Broker may be shared with the other party to the transaction at customer's risk. The customer should not tell the broker any information which the customer does not want shared with the other party to the transaction. The Broker must treat the customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the **obligations** enumerated below for Intermediaries which are marked with an asterisks. W.S. 33-28-310(a).

Buyer's Agent. (Requires written agreement with Buyer)

If a Buyer signs a written Buyer Agency Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed or ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer's Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; *
- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; *
- present all offers and counteroffers in a timely manner; *
- account promptly for all money and property Broker received; *
- keep you fully informed regarding the transaction; *
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; *
- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party; *

WAR Form 410-0709, Real Estate Brokerage Disclosure.
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Canyon Real Estate LLC, 1327 Rumsey Ave. Cody, WY 82414
Phone: 307-527-7092 Fax: 307-527-7093 Lance Bower

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- disclose to prospective Buyers, known adverse material facts about the property;
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; *
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary — In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-28-301 (a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At that time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDELITY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY, SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____ (date), I provided (Seller) (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.

Brokerage Company Canyon Real Estate, LLC

By Lance Bower

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) _____ (time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____