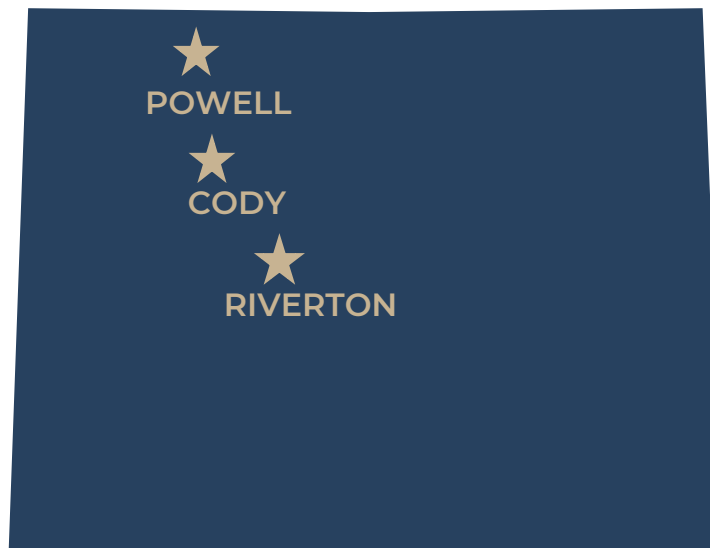




5 Established Restaurants in Powell, Cody & Riverton



OFFERING
MEMORANDUM



EXECUTIVE SUMMARY

5 ESTABLISHED RESTAURANTS IN CODY, POWELL & RIVERTON

BrokerOne Real Estate and Canyon Real Estate are pleased to offer the following four businesses:

1. Millstone II Pizza Company & Brewery, 113 South Bent Street, Powell, Wyoming
2. Millstone Pizza Company & Brewery, 1057 Sheridan Avenue, Cody, Wyoming
3. More Burgers & Shakes, 1803 17th Street, Cody, Wyoming
4. Wyoming Roadhouse, 1651 8th Street, Cody, Wyoming

BrokerOne Real Estate and ReMax All Star Realtors are pleased to offer the following business:

5. More Burger & Shakes, 122 South 2nd Street East, Riverton, Wyoming

Millstone II Pizza Company & Brewery in Powell, Wyoming Roadhouse in Cody and More Burgers & Shakes in Riverton include the real estate property and the business. The Millstone Pizza Company & Brewery and More Burgers and Shakes in Cody are business only sales.



WYOMING ROADHOUSE , CODY, WYOMING



MILLSTONE PIZZA COMPANY & BREWERY , CODY, WYOMING



MORE BURGERS & SHAKES, CODY, WYOMING



MILLSTONE PIZZA COMPANY & BREWERY CODY, WYOMING

PROPERTY DESCRIPTION

113 S BENT STREET, POWELL, WYOMING



This fee simple asset is positioned within Park County, Wyoming. The population in 2021 was 6,418. Powell is an All-America City and home to Northwest College. The City of Powell is a community located in the northwest corner of Wyoming, 75 miles east of Yellowstone National Park and 98 miles south of Billings, Montana. Lying between the Big Horn Mountains on the east and the Absaroka Range on the west, clear blue skies, clean air, a temperate climate, and loads of sunshine make the Powell Valley a wonderfully refreshing place to live.

The Millstone II Pizza Company & Brewery is for sale and includes the business and real estate. The subject property is housed in a building in the downtown area of Powell and was built in 1930 and boasts 8,727 SF. An entertaining restaurant that is fun for the whole family!

PROPERTY HIGHLIGHTS

Lot Size:	±.24 AC
Building Size:	±8,727 SF
Parcel ID:	1102000105420000
Taxes (2020):	\$6,357.34
Zoning:	Business General
Year Built:	1930
List Price:	\$1,273,000.00



PHOTOS - 113 S BENT STREET, POWELL, WYOMING



PROPERTY DESCRIPTION

1057 SHERIDAN AVE, CODY, WYOMING



This leased asset is positioned within Park County, Wyoming. Cody serves as the county seat and according to the 2020 CBSA population is 29,264. Park County is a major tourism destination. The county has over 53 percent of Yellowstone National Park's land area. Many attractions around, including Buffalo Bill's Historical Center, the Cody Stampede Rodeo, the Ghost Town of Kirwin, and the western museum Old Trail Town.

Park County encompasses 3,349,120 acres of land, the majority of which is held under state or federal control, with only 23% privately owned. Most of the Shoshone National Forest, the first national forest, and a portion of Yellowstone National Park, the first national park, fall within Park County boundaries. The major industries of Park County are tourism, service industries, retail trade, and construction.

Millstone Pizza Company & Brewery in Cody serves Italian grub and craft beer in a spacious, relaxed tavern with flat-screen TV's and arcade games. The building is leased and the business is for sale. Are you interested in brewing your own beer? This could be the new adventure you have been looking for.

BUSINESS HIGHLIGHTS

Property Tax ID:	00000P00036030
Taxes (2020):	\$651.73 Personal Property
Business Only Price:	\$995,000.00



PHOTOS - 1057 SHERIDAN AVE, CODY, WYOMING



PROPERTY DESCRIPTION

1803 17TH STREET, CODY, WYOMING



This leased asset is positioned within Park County, Wyoming. Cody serves as the county seat and according to the 2020 CBSA population is 29,264. Park County is a major tourism destination. The county has over 53% of Yellowstone National Park's land area. Many attractions around, including Buffalo Bill's Historical Center, the Cody Stampede Rodeo, the Ghost Town of Kirwin, and the western museum Old Trail Town.

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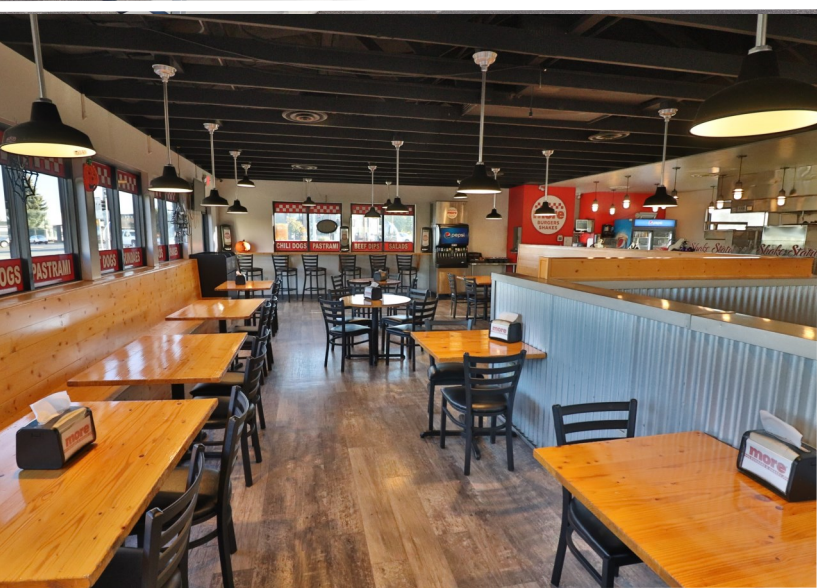
More Burgers & Shakes of Cody, Wyoming is on your way to Yellowstone National Park. It has been classified as good eating. The menu includes char-broiled angus burgers, slow-roasted pastrami and beef dips, chicken sandwiches, split-grilled chili dogs, zucchini fries, handcrafted shakes and so much more! This business is well-known and offers a great meal to its customers. The building is leased. Terms and price should be discussed with current landlord.

BUSINESS HIGHLIGHTS

Property Tax ID:	00000P0036525
Taxes (2020):	\$305.55 Personal Property
Business Only Price:	\$385,000.00



PHOTOS 1803 17TH STREET, CODY, WYOMING



PROPERTY DESCRIPTION

122 S 2ND STREET EAST, RIVERTON, WYOMING



This fee simple asset is positioned within Fremont County, Wyoming. Riverton sits at the convergence of the Big Wind and Little Wind Rivers which has been a meeting place and crossroads since pre-historic times. Chief Washakie, Jim Bridger and Sacajawea are only a few of the legends that walked this land. As well as being the site of the 1838 mountain man rendezvous making Riverton truly a place to gather.

The modern city of Riverton was founded in 1906 during the land rush to settle acreage withdrawn by treaty from the Wind River Indian Reservation. The history blends the pioneer spirit of the homesteaders with the native cultures of the Northern Arapahoe and Eastern Shoshone Indians tribes.

The subject property has 2,367 SF which provides a comfortable atmosphere for guests to enjoy a meal. More Burgers & Shakes have a full menu with char-broiled angus beef burgers, shakes, fresh salads, kid's combos, dips and dogs, and so much more!

PROPERTY HIGHLIGHTS

Building Size:	±2,367 SF
Land Size:	±21,000 SF
Parcel ID:	10-9114-31-1-55-001-00
Zoning:	Commercial
Parking Spaces:	±23
Year Built:	2011
List Price:	\$619,500.00

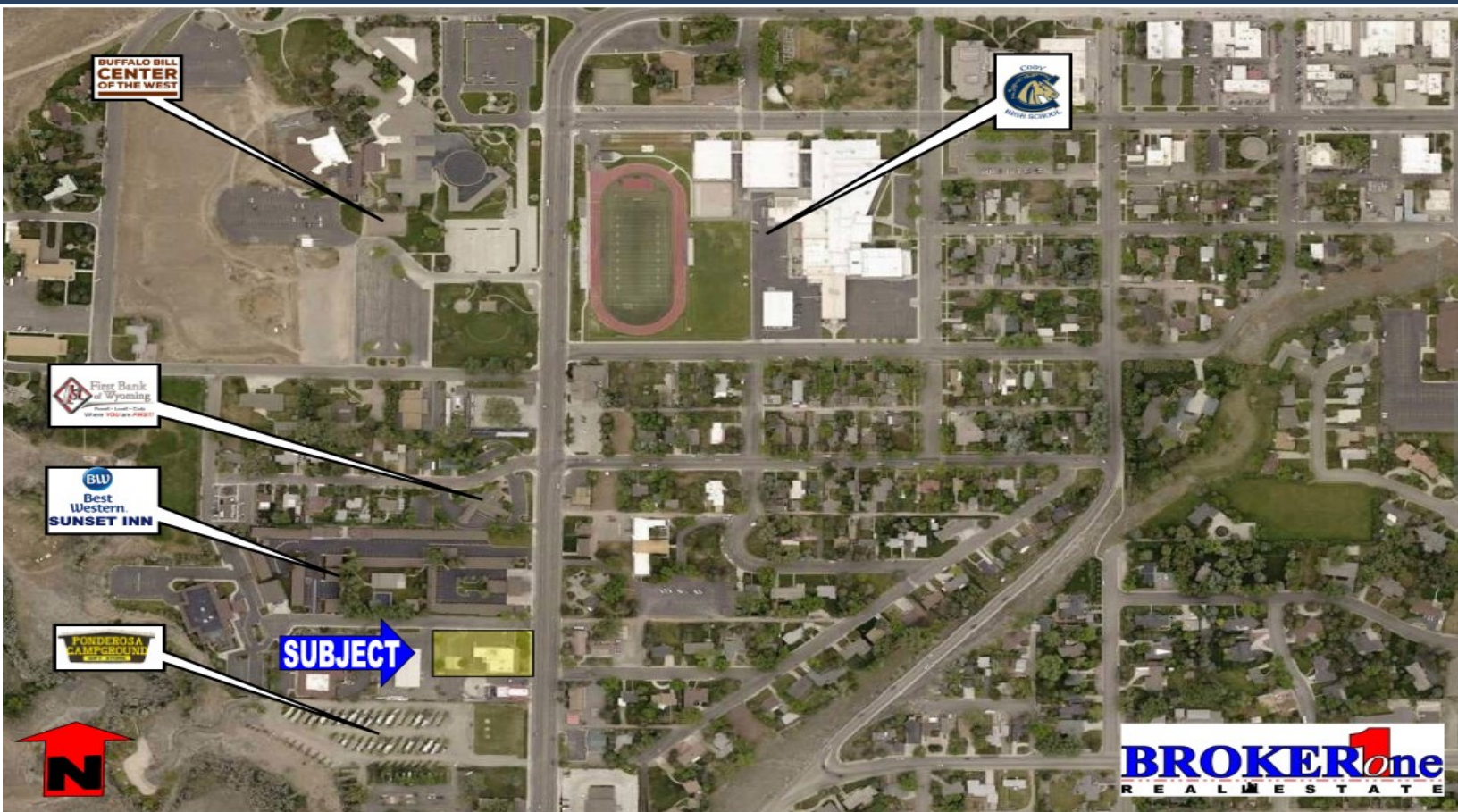


PHOTOS 122 S 2ND ST E, RIVERTON, WYOMING



PROPERTY DESCRIPTION

1651 8TH STREET, CODY, WYOMING



This fee simple asset is positioned within Park County, Wyoming. Cody serves as the county seat and according to the 2020 CBSA population is 29,264. Park County is a major tourism destination. The county has over 53 percent of Yellowstone National Park's land area. Many attractions around, including Buffalo Bill's Historical Center, the Cody Stampede Rodeo, the Ghost Town of Kirwin, and the western museum Old Trail Town.

Park County encompasses 3,349,120 acres of land, the majority of which is held under state or federal control, with only 23% privately owned. Most of the Shoshone National Forest, the first national forest, and a portion of Yellowstone National Park, the first national park, fall within Park County boundaries. The major industries of Park County are tourism, service industries, retail trade, and construction.

Wyoming Roadhouse opened in 2021. The building has 8,244 SF and was built in 1958. The restaurant is in close proximity to the Rodeo Grounds and just shy of an hour away from the east entrance of Yellowstone National Park. Barbecue, steaks and pie are the favorites and bison burgers and steaks are served daily. Big game taxidermy will greet you upon entry along with cowhide booths. An old west feel and friendly staff makes Wyoming Roadhouse a must visit!

PROPERTY HIGHLIGHTS

Lot Size:	±37,450 SF
Building Size:	±8,244 SF
Parcel ID:	05046600001001
Taxes (2020):	\$14,088.83
Year Built:	1958
List Price:	\$1,848,000.00



PHOTOS 1651 8TH STREET, CODY, WYOMING





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Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective purchasers.

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