



PROPERTY: Convenience Store & Restaurant

LOCATION: Along Hwy 275 in Tilden, Nebraska

LEGAL: Lot 4(exc.hwy) Blk 22 & Lots 4-5, Outlot A east of Blk 22,  
Tilden, Antelope County, Nebraska

ASKING PRICE: \$450,000+inventory & fuel @cost @closing

IMPROVEMENTS: 2,718 sq. ft. block building with 7,662 sq. ft. concrete  
& a large parking area west of the restaurant

FUEL CAPACITY: Two 4,000 gal. tanks & two 8,000 gal. tanks

R.E.TAXES: \$2,701.62

COMMENTS: High volume business along a busy hwy(3310 daily vehicle  
count west of Tilden in 2012 & 4120 daily vehicle county west  
of Meadow Grove in 2012)

INFORMATION HEREIN BELIEVED ACCURATE BUT NOT WARRANTED