

Tri County

Real Estate

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Restaurant with Expansion Options 117 SW Main and 109 SW Main – Melvern, Kansas

Property Highlights:

- Furnished restaurant with a seating capacity of 45 people.
- Fully equipped commercial kitchen.
- The restaurant is set up and ready for you.

Property Description:

- **The restaurant** is located at 117 SW Main Street in quaint downtown Melvern, Kansas. Built in 1900 with 1,488 square feet.
- **The storefront** is located at 109 SW Main Street and is next door. It was built in 1920 and offers 1,100 square feet.

Agent notes: This restaurant is set up and ready to go. Gorgeous newly-remodeled, open interior and a full commercial kitchen with everything you need to succeed as a Restaurateur. Options include:

- A tasty hometown local café
- A seasonal destination serving lake campers from surrounding lakes (Melvern Lake and Pomona Lake)
- An upscale or specialty dining establishment drawing patrons from Osage and surrounding counties with easy access to I-35 only 4 miles away.

Better yet, the building next door is included in the sale, so you can expand the restaurant to offer additional seating or open a niche storefront next door for easy management of two successful businesses side-by-side. Both properties have open space in the rear that could complete your vision and be used for luscious green outdoor patio dining.

Property History: The Whistle Stop restaurant served the area from 1997 until 2020 but closed due to COVID-19. The current owner believes that Melvern needs a restaurant and completed renovations including changing the dining room configuration by moving walls, creating a patron coffee bar, installing new tile flooring, and extensive décor upgrades. With your purchase, you will be poised for success as a restaurateur.

Restaurant includes a second store front ready for your creative flair and business talent.

Two buildings with endless possibilities

Expansion Options

Quaint downtown Melvern Ks

Tri County Real Estate

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List Price \$148,800
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Property and Lot: 117 SW Main has a lot size of 3,085 square feet, and 109 SW Main has a lot size of 3,091 square feet. Both properties are zoned as commercial and industrial.



Historic Melvern, Kansas: Melvern was founded in 1868. Your restaurant doors open to a quaint, scenic downtown with convenient street parking only feet from the front door.



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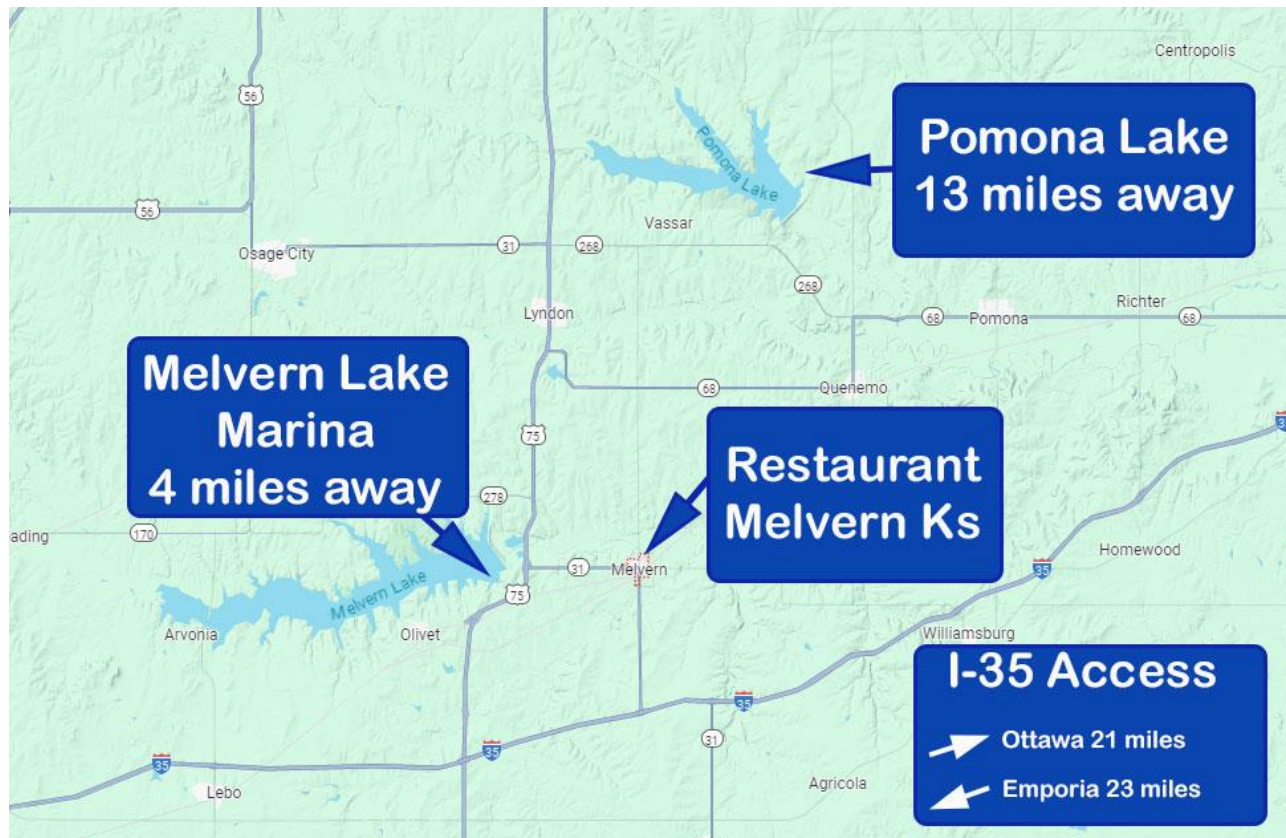
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Location:

Only 4 miles from the interstate on a two-lane highway, your patrons and customers can easily access I-35.

Only 4 miles from Lake Melvern Marina. Lake Melvern brings in over 500,000 visitors annually, with 6,930 surface acres of water and over 17,000 acres of adjacent land for recreational activities.

Only 13 miles from Lake Pomona. This lake has 490 scenic park acres and 4,000 surface acres of water. The lake is popular for water skiing and anglers with good crappie, catfish, white bass, and wiper fishing. More information can be found at <https://ksoutdoors.com/State-Parks/Locations/Pomona>



Listing Price is \$148,800

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Building One – Restaurant – 117 SW Main

Restaurant - The restaurant features rustic charm and a comfortable dining atmosphere. The dining area is 24' x 22' feet with plenty of space. The sale of this property includes ten tables, 38 chairs, one two-seat bench, and a five-seat bench.

The building has plenty of space to support the dining area including:

- The **kitchen prep** area is 15 feet long and 13 feet wide.
- The **dishwashing area** with storage area measurements is 16 feet long X 23 feet wide.
- **Bathroom** - 16 feet x 9 feet wide.



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Building One – Equipment – 117 SW Main

This business is sold with all the equipment you need to begin operations.



- Two whirlpool upright freezers. Both are 66" H, 33" W, 27 1/2" D.
- 1 Kenmore upright freezer 67" H, 34" W, 28 1/2" D.
- 1 Amana chest freezer 35" H, 65" W, 27" D.
- 1 Kenmore side-by-side stainless refrigerator 68 1/2" H, 36" W, 28" D.
- 1 Turbo air refrigeration five shelves 78" H, 30" W, 30" D.
- 1 Turbo Air refrigeration with eight shelves, two doors, 79" H, 56" W, 29 1/2" D.
- Dishwasher 72" H, 32" W, 26" D.
- Stainless steel three-compartment sink 76" L, 44" H, 24" W.
- Ice machine 72" H, 22" W, 33" D.
- Meat slicer.
- Maytag double oven with built-in Whirlpool microwave.
- Maytag stainless steel microwave.

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- Refrigerated sandwich, prep table.
- Commercial waffle maker.
- Countertop food warmer.
- 2 Electric omelet makers.
- Countertop mixer.
- Countertop gas fryer.
- Griddle with equipment and stand.
- Exhaust hood stainless steel 120"W,46"D,28 1/2"H.
- Hot beverage dispenser, cappuccino machine.
- Commercial iced tea dispenser.
- Automatic tea brewer machine.
- Three lower coffee, warmer machines.
- Cash register.



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Building two – Library – 109 SW Main

This building was built in 1900 and features 1,100 square feet. It could be a perfect option for expanding your successful restaurant, adding a second storefront, and operating two businesses side by side.

Library measurements - 40 feet long, 22 feet wide



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Restaurant + So Much More

Next Steps:

Contact listing agent
for details



Listing Agent:

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