

Tri County

Real Estate

www.tri-county-real-estate.com

Restaurant with Expansion Options **1004 E 12th Avenue – Emporia, Kansas 66801**

Property Highlights:

- The sale could include some kitchen equipment and dining furniture, as negotiated.
- Operated as Goodcents (sandwich shop) until November 2025.
- Occupancy - 57 people.

Property Description:

- The property has many options. An 18-hole miniature golf course could be a tremendous draw and family hub.
- Extra green space could be utilized to create outdoor seating with a unique ambience.
- Built in 1990, with a new roof in 2022. HVAC, plumbing, and electrical systems are in good working order.

Agent notes: This property is ready to go and could be your dream location for your next endeavor. The location is next to a strip mall with a grocery store, a pharmacy, a discount dollar store, and a liquor store. It is easy to see from the interstate, which could bring on more foot traffic. A large parking lot is included.



**Restaurant includes
plenty of space.**

**Lots of great
options to fulfill
your dream.**

**Expansion
Options**

**Thriving
Emporia
Kansas**

**Tri County
Real Estate**

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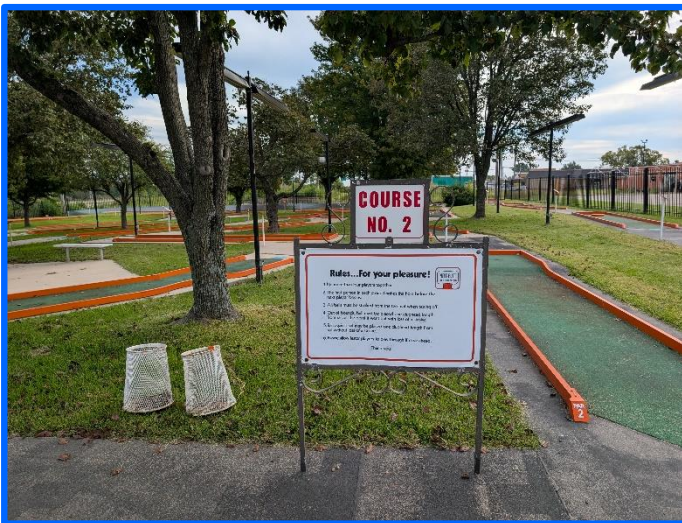
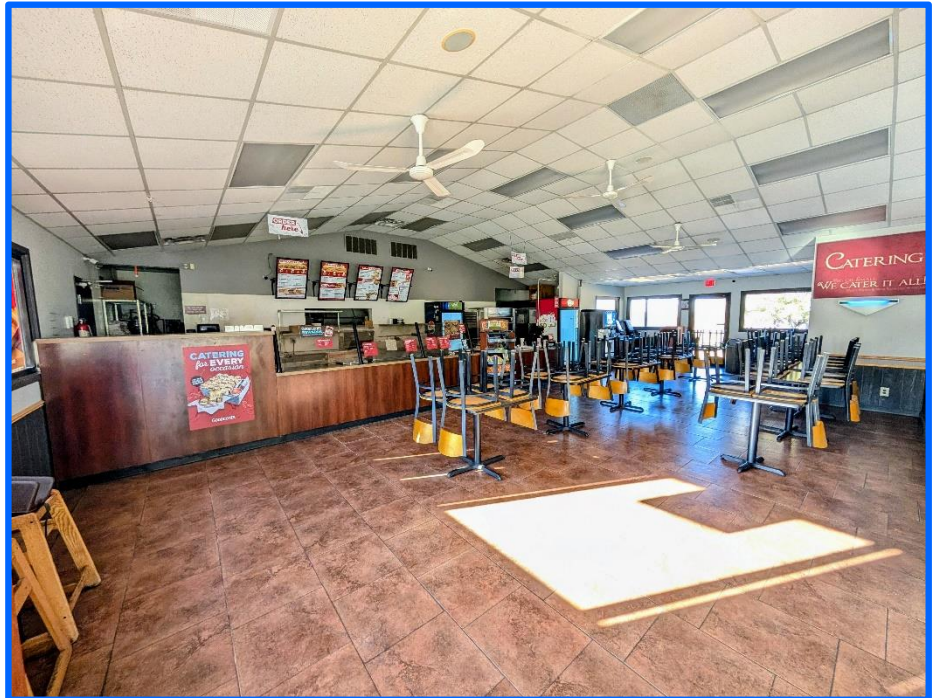
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Property History: The property was a family fun center with a sandwich shop, miniature golf course, go-karts, and an arcade.

Layout: Dining room with serving counter, kitchen with sandwich and reheating equipment, office located near the front door, restrooms, and a small side room. Bring your vision and utilize the spaces to fulfill your dream.



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Schedule a Showing



Listing Agent:

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