

The Windbreak Bar & Grill
4552 Gilliland Dr.
Kimball, NE 69145

\$395,000
4± Acres
Kimball County



The Windbreak Bar & Grill
Kimball, NE / Kimball County

SUMMARY

Address

4552 Gilliland Dr.

City, State Zip

Kimball, NE 69145

County

Kimball County

Type

Commercial

Latitude / Longitude

41.229118 / -103.616495

Taxes (Annually)

3621

Acreage

4

Price

\$395,000

Property Website

<https://www.ranchandrecreation.com/property/the-windbreak-bar-grill-kimball-nebraska/66185/>



PROPERTY DESCRIPTION

Business Opportunity: Commercial property on Golf Course in Kimball, Nebraska

This is a unique commercial property, formerly known as The Windbreak Bar & Grill, offering an incredible business opportunity in the heart of Kimball, Nebraska. Situated on a sprawling 4- acre lot, this property is located right off the Four Winds Golf Course, providing picturesque views and a prime location for a range of business ventures.

The main building features approximately 6400 sf of space, including an industrial kitchen, a spacious main dining room, a bar and dining area with a double-sided fireplace between them, and a versatile banquet room measuring 31x34 with beautiful hardwood floors – perfect for hosting events. The walk-in freezer offers ample cold storage for food and beverages with multiple other dry storage areas throughout the establishment.

The property includes two outbuildings, one measuring 32x150, and the other 30x80, currently being used for golf cart storage. There are a total of 84 golf cart parking spots, 56 of which are equipped with electric hookups and 28 spots for the gas fueled carts.

The restaurant is full brick exterior and includes a newly added dining patio, offering stunning views of the golf course. The landscaped portion of the property is equipped with a sprinkler system to maintain the grounds and the east side of the property offers a large parking lot for employee and customer parking.

The property is equipped with central AC, a full sound system, and a brand new well established in the spring of 2024. A full inventory list will be provided upon request.

Located just 37 miles from Sidney, Nebraska and 20 miles from Pine Bluffs, Wyoming, this establishment lends to servicing a large area, to include the local golfing community.

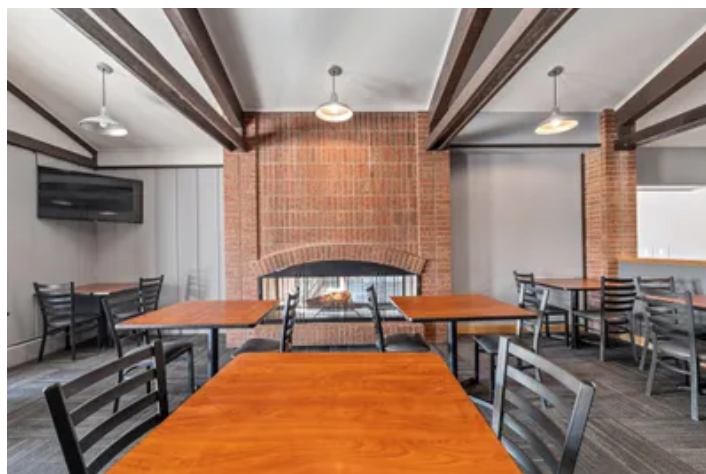
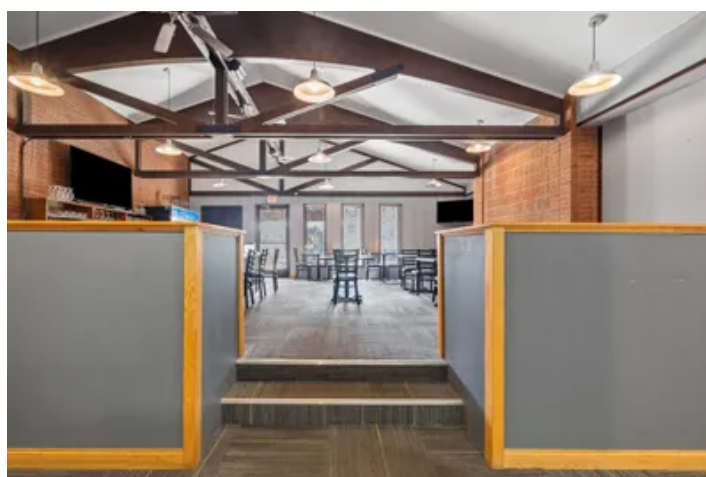
This is a turn-key opportunity to create a vibrant restaurant, event space, or other commercial venture in a prime location!

Recreation:

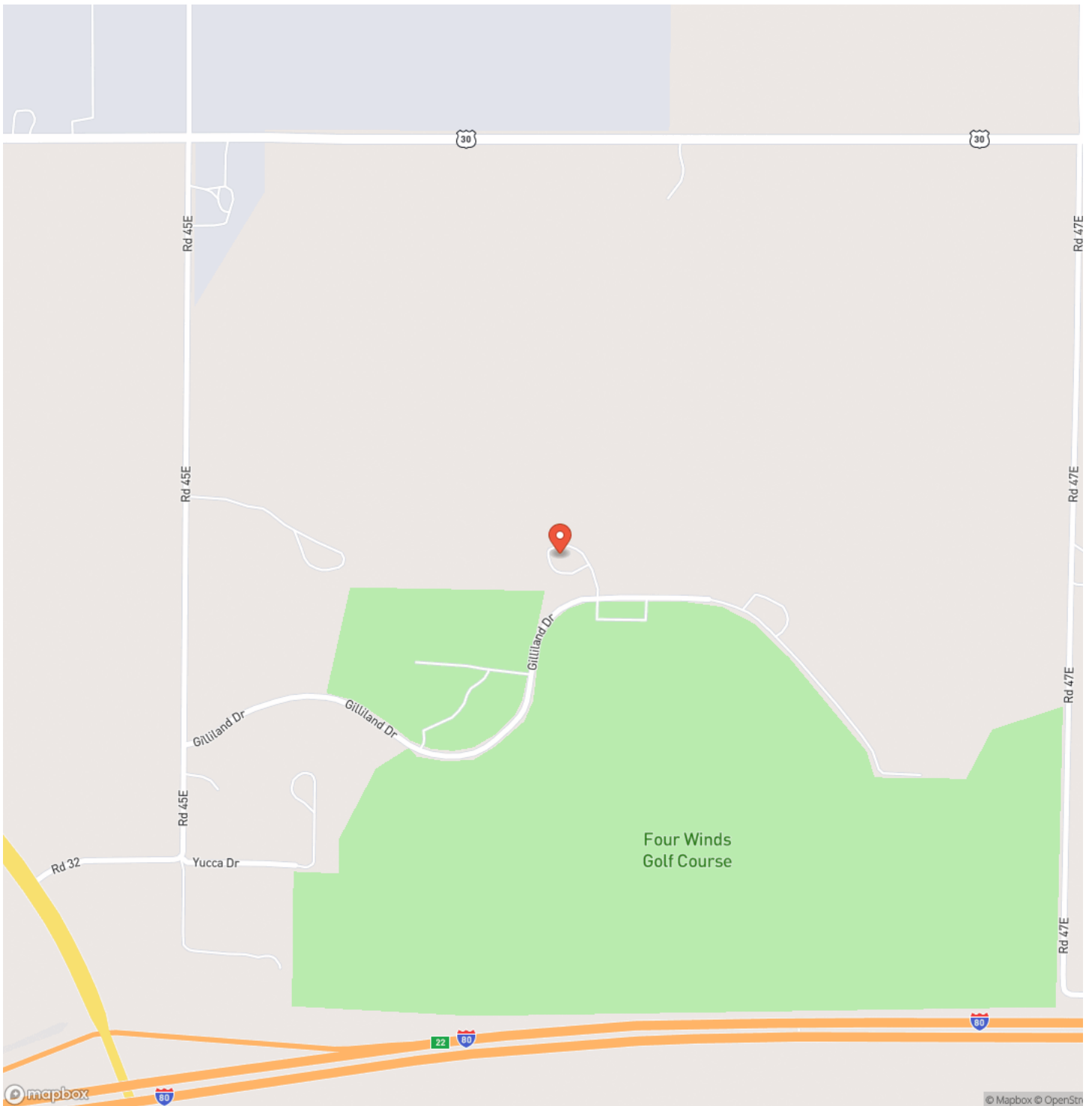
In addition to the Four Winds Golf Course, less than 20 minutes away you will find the hidden gem of Lake Oliver Recreation Area in Bushnell, NE. This picturesque spot offers a delightful escape for outdoor enthusiasts and families alike. This lake is perfect for fishing and boating, along with well-maintained trails for hiking. Whether you're seeking a peaceful retreat or a fun-filled day in nature, Lake Oliver Recreation Area is the perfect destination.

Acreage counts and building dimensions are believed to be accurate but have not been verified by a professional. All Acreage counts and building dimensions were obtained by the county assessors' website. The property is being sold by legal description and the acreage amount stated for the property is approximate.

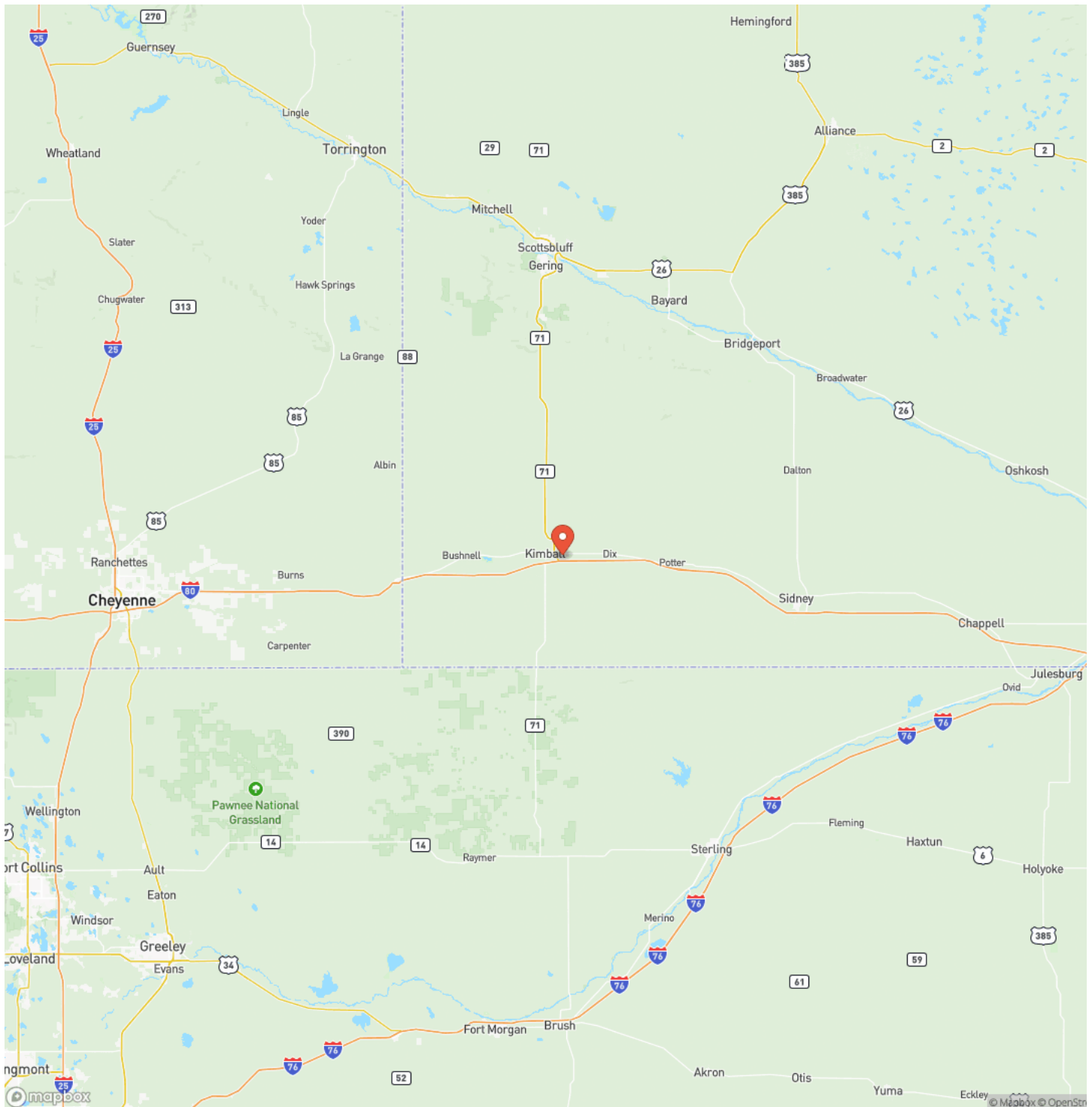
The Windbreak Bar & Grill
Kimball, NE / Kimball County



Locator Map



Locator Map



MORE INFO ONLINE:

Satellite Map



The Windbreak Bar & Grill
Kimball, NE / Kimball County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Cheyenne, WY 82009

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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