



PRICE IMPROVEMENT!!

SPACE AVAILABLE:

BUILDING: 1,680 SF

LOT: 3,250 SF + ADDITIONAL 6,500
EMPTY ADJACENT LOT

PRICE:

\$420,000.00 (includes real estate)
plus inventory

HIGHLIGHTS:

- Cafe serving breakfast, lunch & dinner
- Website, Facebook Page & locally advertised.
- Sales includes assets & real estate + inventory
- The business operates out of a 1,680 SF building on a 3,250 SF lot with an additional 6,500 empty adjacent lot.



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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

EXECUTIVE SUMMARY

| THE BUSINESS

Ohm's Café is a family owned cafe/restaurant in Mandan, North Dakota.

| TRANSACTION

Ohm's Café is a reputable, well-established business primed for new ownership. Sale includes 100% ownership of Ohm's Café, real estate, and assets. Inventory also available at additional cost.

| REASON FOR THE SALE

Owners wish to spend more time with their family

| GEOGRAPHY

Ohm's Café is located on Main Street in Mandan, North Dakota

| PRODUCT/SERVICE

Ohm's Café serves homemade breakfast, lunch & dinner with a German feel and a "home away from home" atmosphere.

| MARKET

The main target demographics are: Travelers, Foodies, & Locals. Ohm's Café has a Facebook Page, Website, & uses local advertising. Ohm's also offers to go ordering and curbside pick up.

| ASKING PRICE

\$420,000.00 PLUS INVENTORY



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THE IDEAL BUYER

In an effort to ensure the continued success of the business, the sellers are seeking the "right" buyer who represents the best fit for the company and employees. Below are the key characteristics preferred.

- The ideal buyer would have basic management and business operation skills such as financial, marketing and human resources.
- The new owner must have excellent interpersonal skills in order to effectively motivate and manage employees while also keeping customers.
- General knowledge of restaurants, kitchen processes, and customer service would be a plus.
- Ability to establish positive relationships with employees and return customers.
- A restaurant management background would be a plus!



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SOME KEY FACTS ABOUT THIS WELL-ESTABLISHED, PROFITABLE CAFÉ INCLUDE:



Café was founded
in 1946



Café has a strong
following of regulars and
boasts 4.6/5 Stars on
Google.



Café has survived
through COVID and is
on the upswing in terms
of monthly and daily
profits.



Café provides take out
and curbside orders.



Products are ordered
daily & weekly.



Café operates from
a regular till, but new
owners could upgrade
to a POS system.



Café is a 1,680 SF building
that sits on a 3,250 SF lot
with an additional 6,500 SF
lot for parking or possible
expansion under new
owners.



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BUSINESS FOR SALE

OHM'S CAFÉ, REAL ESTATE, ASSETS + INVENTORY
808 W MAIN STREET | MANDAN, ND

EXTERIOR PICTURES



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INTERIOR PICTURES



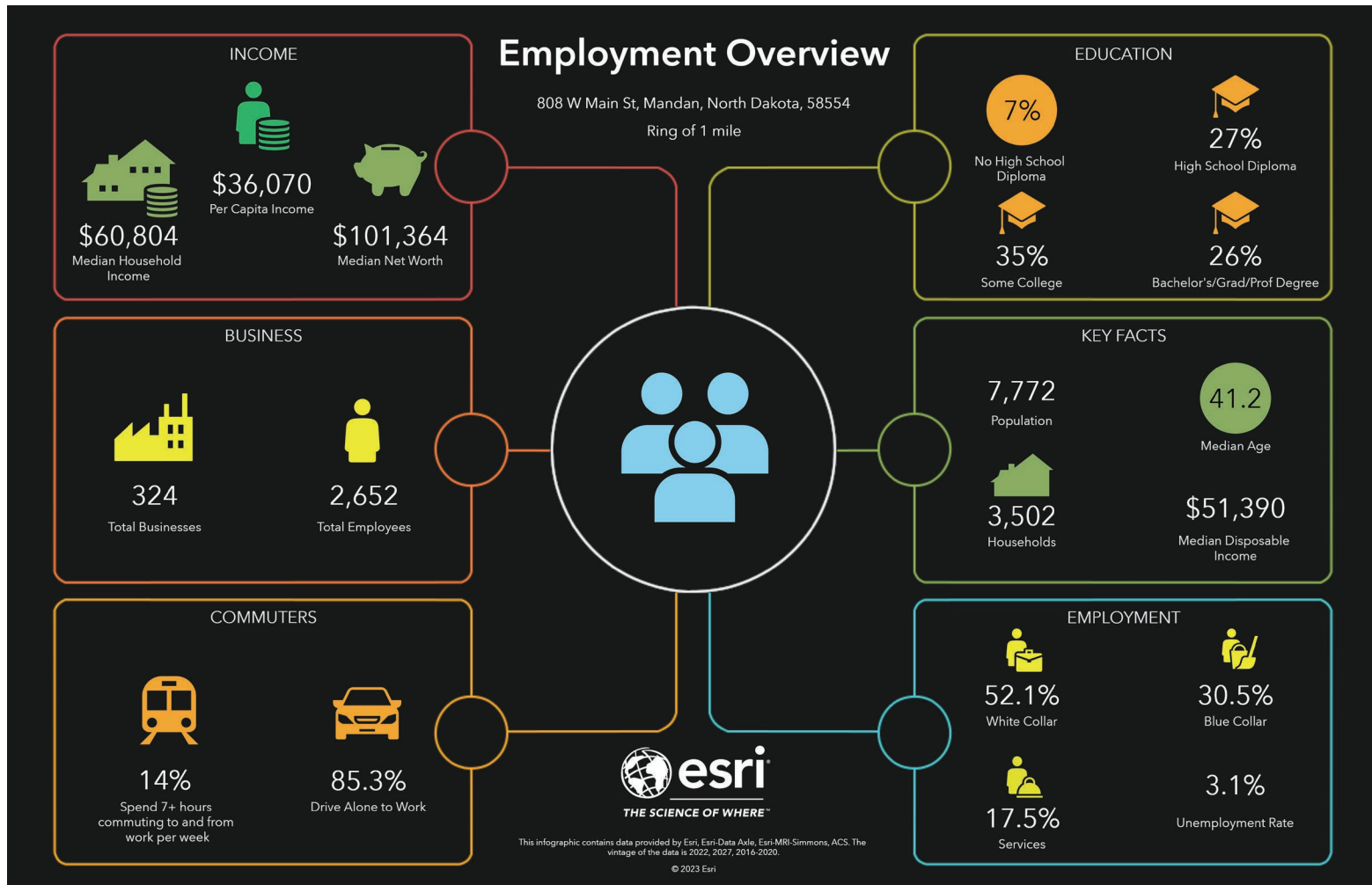
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AREA DEMOGRAPHICS - 1 MILE



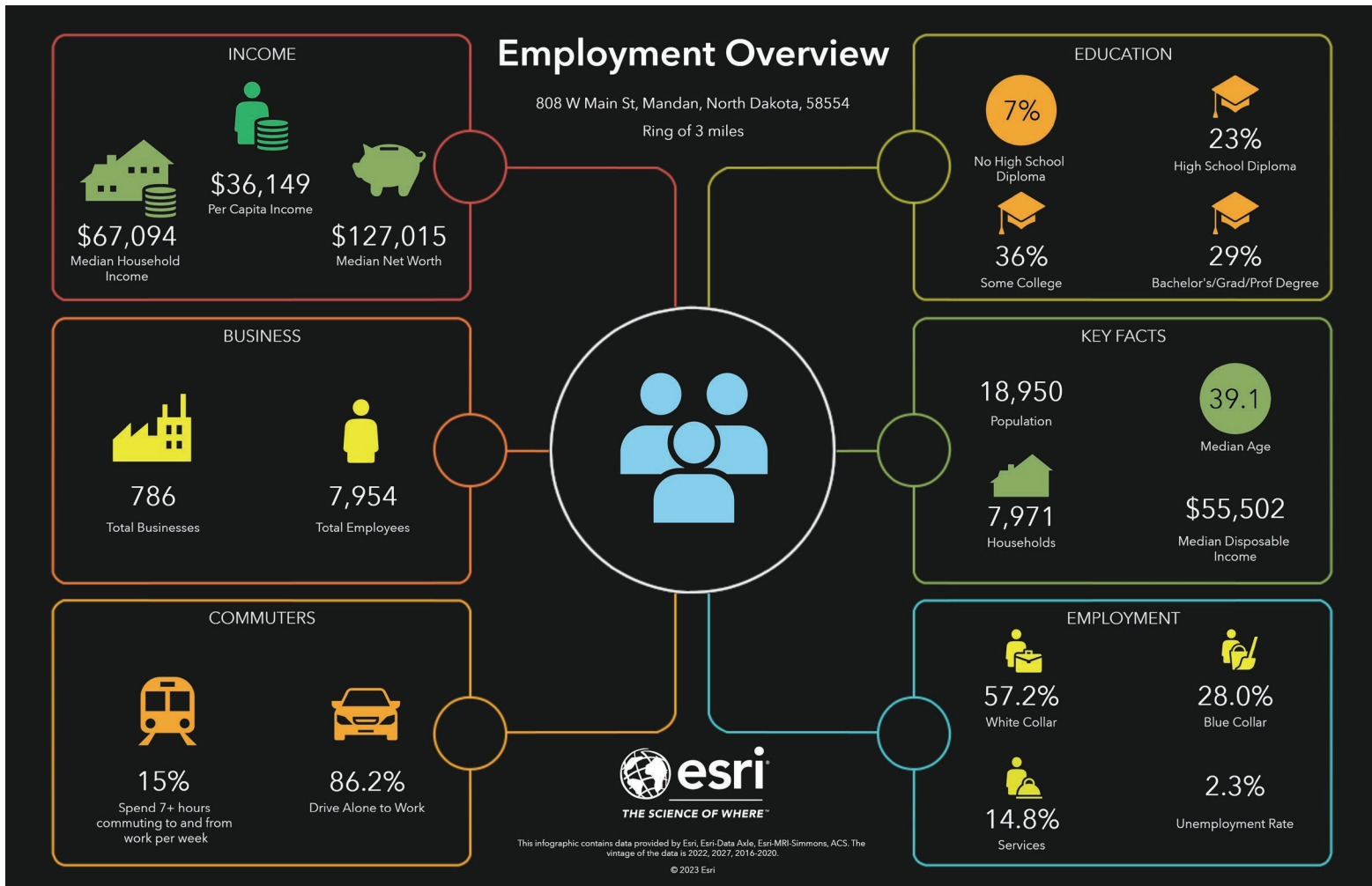
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AREA DEMOGRAPHICS - 3 MILES



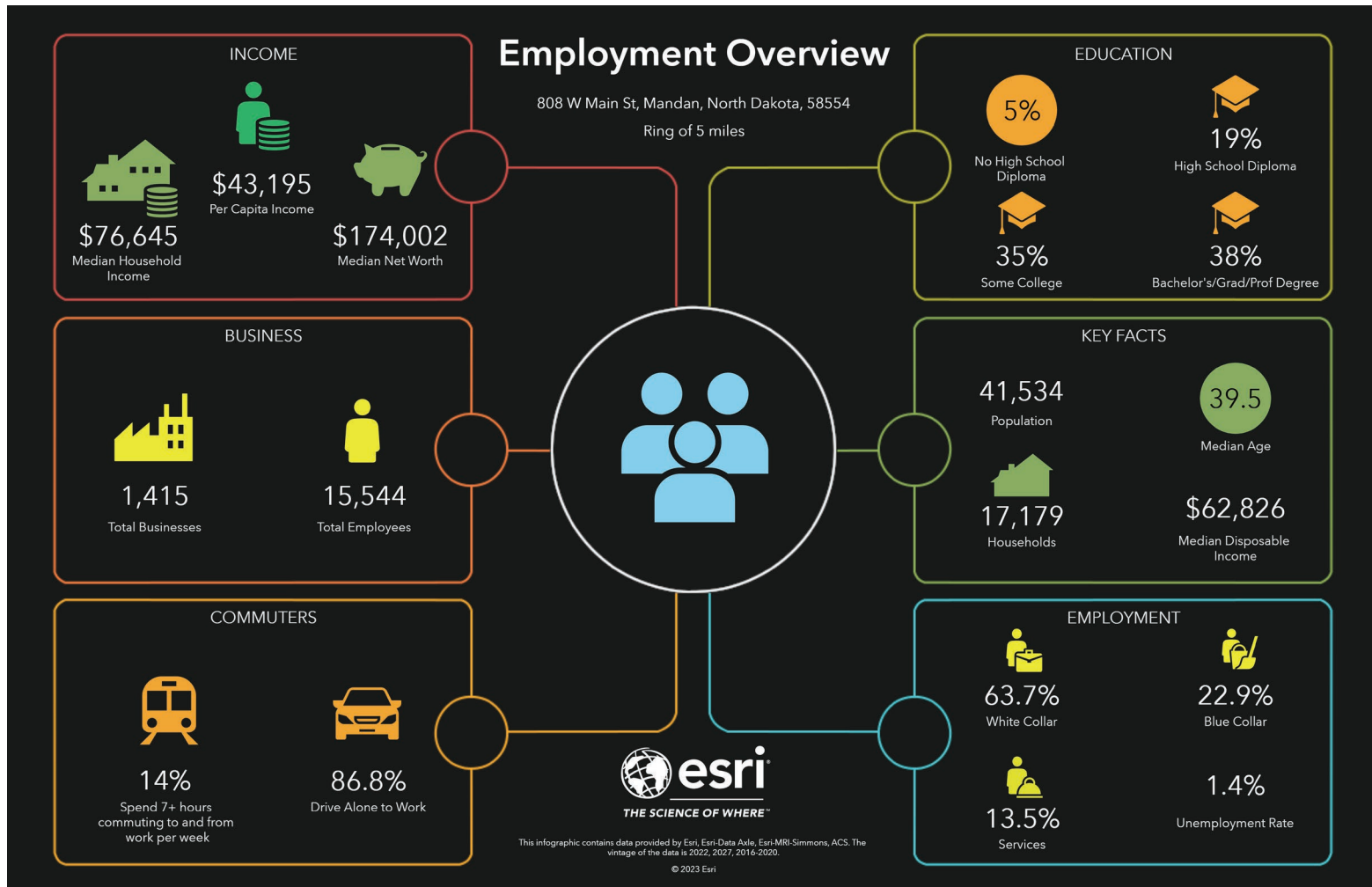
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AREA DEMOGRAPHICS - 5 MILES



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LOCATION MAP



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