

Brush Creek Brewing Company

102 S Main Street | Atkinson, NE | US | Holt County
Available SF: 3,501 | Sale Price: \$475,000

NEW BUSINESS OPPORTUNITY!!!



**BRUSH CREEK
BREWERY
FOR SALE
ATKINSON, NE**

LISTED BY:
KYLE CONNOT
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KEY FEATURES:

- FULLY EQUIPPED WITH A COMMERCIAL BREWHOUSE
- VERY STRONG CUSTOMER BASE READY FOR BUSINESS
- NEWLY RENOVATED BUILDING
- COMMERCIAL KITCHEN WITH BRICK OVEN

Building Type:	Commercial, Office, Retail
Available SF:	3,501
Total SF:	3,501
Number of Stories:	2-story with basement
Zoning:	Commercial
Site Size:	0.11 Acres
Year Built:	1904
Former Use:	Well-established Brewery
Specialty Features:	Featured Property, Fiber, Freezer/Cooler, Opportunity Zone
Within City Limits:	Yes
Construction Type:	Brick
Sale Price:	\$475,000
Last Updated:	Jun 18, 2024

Economic Development Contact

City of Atkinson
104 S. Main St.
Atkinson, Nebraska 68713
(402) 925-5313

Realtor/Owner Contact

Kyle Connot
Stracke Realty
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Property and Area Description

Take advantage of this unique business opportunity to own a well-established brewery in Atkinson, Nebraska offering some of the best brews and food in the Midwest! Located in the city center at State and Main streets, the two-story, renovated brick building was first built in 1904, and has been a staple of downtown ever since. This place was built on the passion to craft some of the finest beer and pizza around, along with the desire to sit down with friends and family to visit and create togetherness. It has been headlined in numerous articles with national recognition in the Washington Times. This brewery has a very strong customer base ready for business. This establishment is fully equipped with a commercial brewhouse, sporting a custom 7 BBL brewing system with 7 BBL mash tun and boil kettle, 3x 7 BBL jacketed fermentation vessels, 5 non-jacketed 7 BBL brite/serving tanks, a 150-gallon Hot Liquor Tank, 10m2 heat exchanger, and glycol system. In addition to the brewhouse, this property also features a commercial kitchen with a gas fired Marsal and Sons brick oven. Known in the industry as one a top-of-the-line commercial brick oven manufacturers, this place has built a reputation for crafting unique artisan pizzas earning rave reviews. The property also includes five office spaces for you to use for yourself or to rent for some rental income, a 2,469 sq. ft. full basement with a walk-in cooler, and three bathrooms. The whole bar area was renovated between 2013-2016, a new spray rubber roof was restored in 2014, a new water heater was added in 2016, and the commercial kitchen was completed in 2017. The brewery has an industrial look and feel which creates a warm, inviting atmosphere for everyone. It's eclectic yet classy, rustic, and formal. It is comfortable enough to walk in straight from the field and upscale enough for a night on the town with your loved one. The large windows add plenty of natural lighting. Belly up to the live-edge black walnut bar, settle into one of the four lounge chairs, or invite your friends to sit at the large spool table – there's plenty of seating options for every preference. With indoor capacity for 56 people and the adjacent patio adding an additional 65, this central downtown pub has everything you need to open your own brewery from day one. If you have a passion for owning your own business and a love for brewing beer ... come and see for yourself this brewery and all that it has to offer. You will not be disappointed. Pictures don't do it justice. It's worth your drive to see this property in person. Main Room Seating - 36'X20'8" Mezzanine Seating - 21'X13'11" Kitchen - 15'8"X7' Prep Room - 19'6"X3'5" Bathroom - 7'3"X3'5" Bathroom - 7'X7'3" Dry Storage Room - 11'X14'4" Laundry/Utility - 7'3"X4'9" Office - 12'X14'6" Office - 12'5"X14'6" Office - 10'2"X13'8" Office - 10'X13'8" Office - 20'3"X14'7" Lobby Area - 10'7"X12'10" Basement - 2,469 Sq. Ft. includes a 14'X13' walk in cooler Lot Size: . 11 Ac Type: Commercial Sub Type: Commercial Listing Status: For Sale Listing Date: 01-16-2023 Listing #: 32080 Street Address: 102 N Main County/Area: Holt County

Population



Source: ESRI®, 2024

Households



1,115
10 Mile Radius

3,180
20 Mile Radius

4,764
30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: US Highway 20

Nearest Interstate: Interstate 80 and Interstate 90 (130 mi.)

Nearest Airport: Stuart-Atkinson Airport (3 mi.)

Nearest Commercial Airport: Central Nebraska Regional Airport (130 mi.)

Rail Served: Unknown

Rail Served By: Unknown

Rail Accessible: Unknown

Rail Infrastructure in Place: Unknown

Utilities

Electric: Nebraska Public Power District

Natural Gas: Black Hills Energy

Water: City of Atkinson

Sewer: City of Atkinson