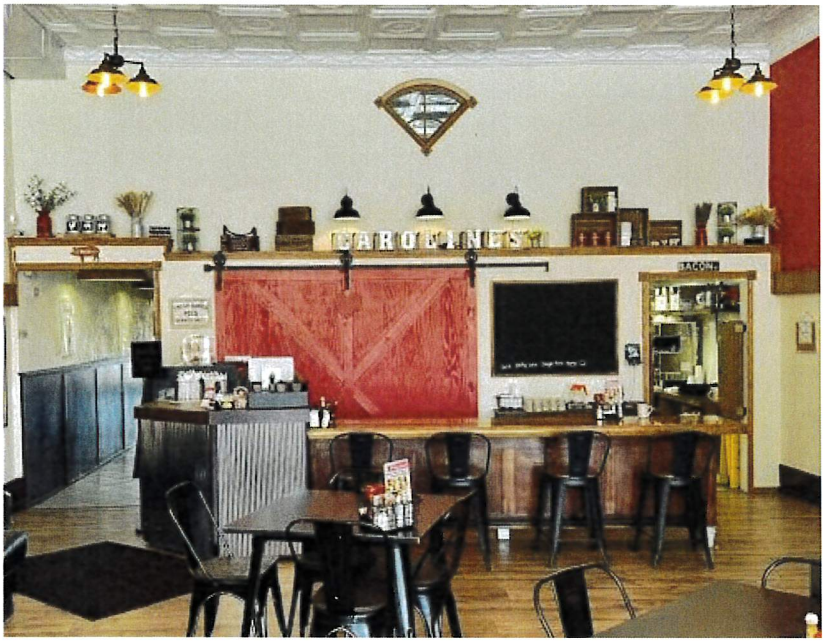
RARE OPPORTUNITY



PROFITABLE BUSINESS & REAL ESTATE INCLUDED

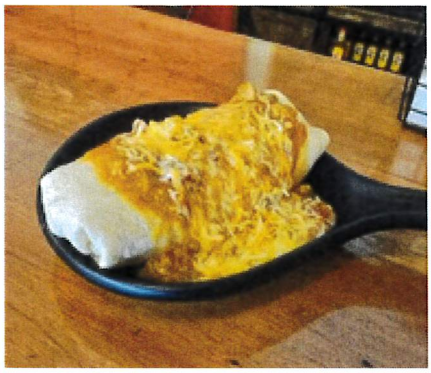
OFFERED AT

$489,000

12 North Spruce Street

Downtown Ogallala, NE 69153







THE TIME HAS COME FOR US TO FOCUS ON OTHER THINGS.

Highly profitable, popular, local restaurant for sale in Ogallala, NE. Opportunities like these don't come around often. Completely remodeled in 2023 - with even more equipment updated as recently as 2026! Fully trained staff, short hours, absentee ownership, endless potential. Currently only open 5 days a week with short hours. Capable of providing six-figure income for a family operator.

Listed with Danette Hansmeier, Fuller & Associates Realty

308-289-4597 danette@fullerrealty.net www.fullerrealty.net

Nestled in the heart of Ogallala, Caroline's Omelet House presents a rare opportunity for investors and entrepreneurs alike. This highly profitable establishment, recently remodeled in 2023, is a beloved staple among both locals and tourists, boasting a dedicated clientele and a fully trained staff ready to continue the legacy.

With its charming atmosphere, enhanced by new flooring, fresh paint, and a new state-of-the-art HVAC system, this property exudes warmth and comfort. There is a partial studio apartment located upstairs that is non-conforming.

The kitchen is outfitted with new equipment, ensuring operational efficiency for years to come. The business is primed for a smooth transition of ownership, offering the chance to capitalize on its success with an SBA 7(a) backed loan, requiring as little as 15% down for qualified buyers through local lenders. Whether you're looking to step into the thriving hospitality industry or expand your portfolio, Caroline's Omelet House is a golden opportunity brimming with endless potential.

Why are we selling it?
We have multiple other restaurants, this restaurant was built for our grandmother who has since passed away and it is time for someone to take over the reins and maximize it's potential. With that in mind, the name "Caroline's" and the pictures of our grandmother are not included in the sale. "Omelet House" is completely fine to keep and would not hurt the business in a re-brand.

Never done this before?
That's ok, we will teach you. We will set you up with vendors and assist in a smooth transition.

For more information, please contact:
Danette Hansmeier, Associate Broker - Fuller & Associates Realty
Email Address: danette@fullerrealty.net
Mobile Phone: 308-289-4597

To receive detailed financial information, a signed Non-Disclosure Agreement will be required as well as proof of liquid funds in the form of a bank statement, 401k or other brokerage account, or letter from a financial institution for the amount of $75,000 or greater (15% down for SBA 7a minimum requirements).

In the meantime, we aren't going anywhere! We are open and ready to serve our favorite people - so don't worry.