



64347 HARNEY AVE
CRANE, OR

CALL DALLY @
541-589-2195

2.35 ACRE LOT

HIGHWAY 78
FRONTAGE

GAS AND DIESEL

SEVEN RV SPACES

DIVERSIFIED
BUSINESS

\$790,000

CASH OR BANK
FINANCING



CRANE STORE AND CAFÉ CRANE, OR



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO THEIR OWN SATISFACTION. PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION, OR WITHDRAWAL.

CRANE STORE AND CAFE, CRANE, OR

LOCATION: 57466 Highway 78, Burns, OR. Account # 11040. T25S, R33EWM, tax lot 4801.

This business is located about 29 miles SE of Burns, OR along Highway 78. It is only about a mile from the community of Crane, OR. It is about 3 hours to Bend, OR, 3 1/2 hours to Boise, Idaho, and 3 hours to Winnemucca, Nevada.

PROPERTY: This business has 2.35 acres in the one tax lot. It is in an EFRU-2 zoning but is classed as 201– commercial land with improvements. The store building is 3,128 square feet. There is a restaurant with dining area, a tavern, an area for groceries, storage rooms, and bathrooms for men and women. The dining area in the front has three booths and six counter stools. The dining area in back has two larger tables to accommodate more people and two smaller tables for couples. The tavern is unique and has a bar built with juniper wood and nine all juniper stools. A foos ball machine is available. This area has a nice TV which allows people to watch sports and other things of interest. Beer on tap is available along with cans and bottles. Wine and wine coolers are also available. The tavern, with the bar and atmosphere takes you back in time and people relax and enjoy visiting. This business has some very nice and organized storage rooms, freezers, refrigerators, and coolers. An inventory list of the equipment included will be furnished on request. In front of the store are gas and diesel pumps for fuel.

Besides the store building there are three other buildings. All are used for storage. There are three full hook up RV spaces and accommodate large pull through units. In addition there are four spaces with water and power. There is one more area that will allow dry camps. The business provides two porta potties for customers camping there. The entire area is gravel and is very nicely maintained.

BUSINESS OPERATION: This is a business that has been in operation for close to 40 years so is well established. COVID had an effect on the business but things are getting back to normal. Local people can use the store as a gathering place. As it is located along Highway 78 which runs from Burns to Highway 95, there is a tremendous amount of traffic, both people traveling and trucks using this route. The business sells a lot of fuel and many people stop for snacks and to eat meals. The parking area is large.

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CRANE STORE AND CAFE, CRANE, OR

BUSINESS OPERATION: Many trucks stop there and some will stay the night. The closest gas station on the highway is Burns, about 30 miles. Going south and east it is 75 miles. The café has a nice menu for breakfast and lunch. They have been closing earlier but could stay open later for dinner. People can also buy snacks and drinks and some groceries, ie milk. Having RV spaces available brings in additional income and having full hook ups for bigger RVs is a help. Travelers will use them and people hunting in the area also use them.

TAXES: 2021-2022 - \$1,554.46

REMARKS: If you are looking for a well maintained and good business, this one can work for you. It offers diverse sources of income, along with a local clientele. The business is a turn key operation and comes with all inventory except for fuel. Purchase for the fuel will be separate. It is fully operational and the current owners have outstanding books available to qualified and interested parties. Signing a non-disclosure agreement will be required to have access to the balance sheets and profit and loss statements. The business is well established. Owners request that potential buyers do not bother the staff directly to ask questions or look at the store. Buyers should contact the listing real estate company to schedule showings and to answer questions. Thank you for your cooperation.

PRICE: **\$790,000.00**

KEN THOMAS IS A LICENSED REAL ESTATE BROKER IN OREGON- 541-589-3433

DALLY ZANDER IS A LICENSED REAL ESTATE BROKER IN OREGON- 541-589-2195

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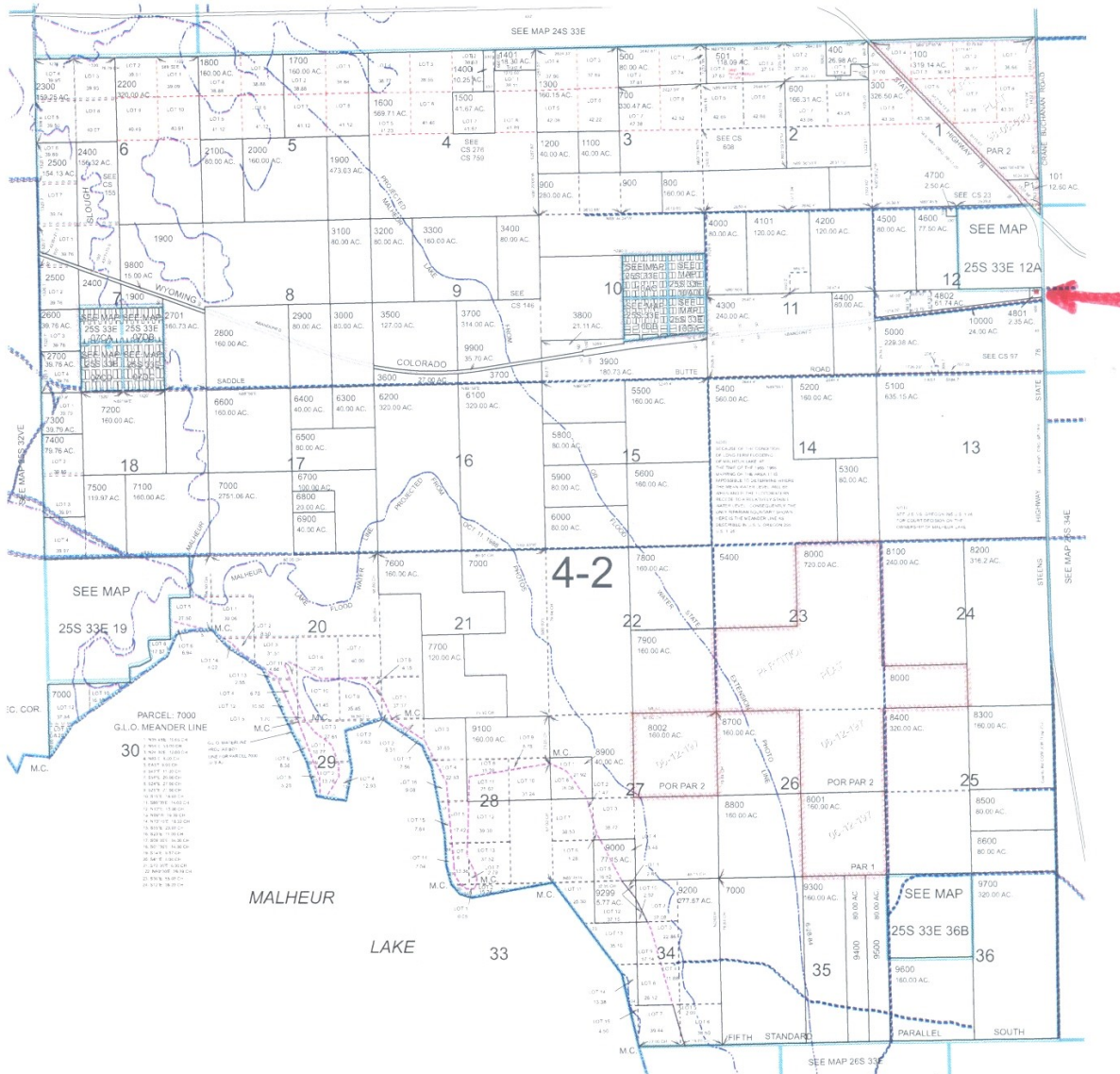
CRANE STORE & CAFÉ, CRANE, OR

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

T.25S. R.33E. W.M.
HARNEY COUNTY

25S33E

1" = 2000'



Cancelled Nos.
200
1000
4900
5700
4100 (2015)
4600 (2020)

N
E
S
W
PRINTED ON
8/17/2020

25S33E