

# Pifer's



TURNKEY OPERATION | \$125,000

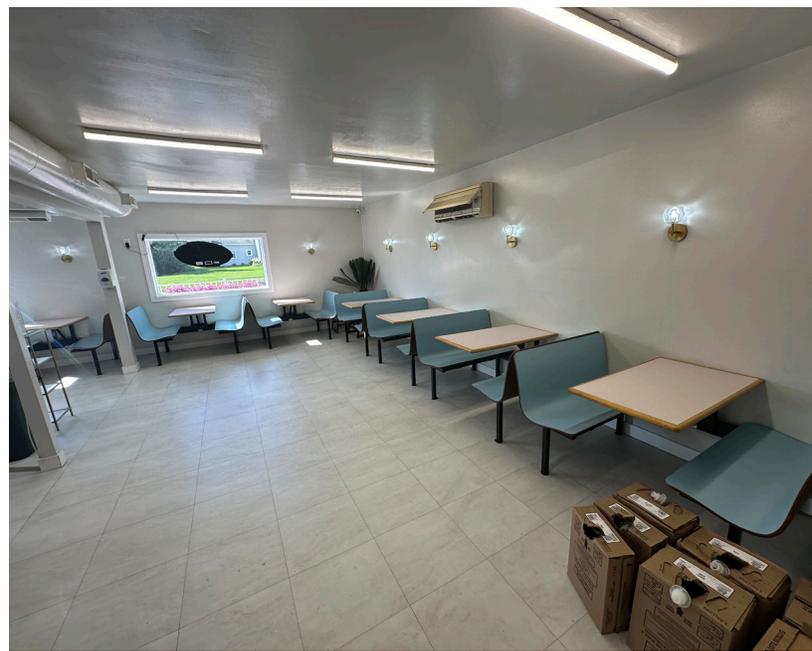
**1103 ROLLIN AVE. S**

**COOPERSTOWN, ND**

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LISTED PRICE \$125,000

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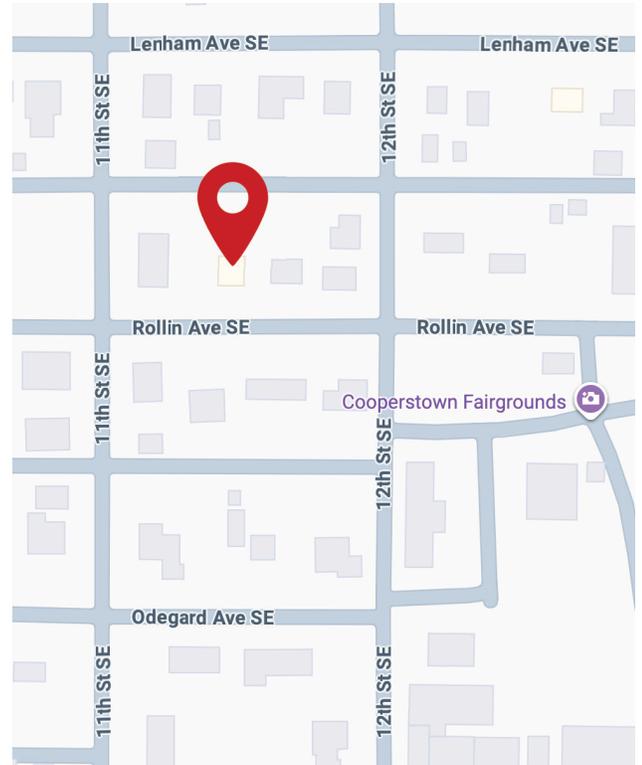
## PROPERTY INFORMATION

Pifer's Auction and Realty is excited to offer for sale this charming turnkey burger & ice cream joint in Cooperstown, ND. Opportunity knocks in the heart of Cooperstown, ND! This well-established burger and ice cream joint is now available and ready for its next owner. This prime location offers excellent visibility, this restaurant has been a community favorite for locals and visitors alike. Known for its delicious burgers, creamy ice cream, and friendly service, this business is the go-to spot for casual dining in town.

A prime opportunity for experienced restaurateurs or ambitious entrepreneurs alike, this charming burger and ice cream shop offers a fantastic opportunity to own a beloved local business. Don't miss out on the chance to be part of the Cooperstown community while running your own successful restaurant! Contact us today for more details or to schedule a private showing!

## KEY FEATURES

- Turnkey Operation: Fully equipped kitchen, dining area, and service counter ready to open on day one.
- Prime Location: Heart of Cooperstown, close to parks, sporting complexes, and just steps away from Griggs County Fairgrounds.
- Outdoor Seating: Enjoy the North Dakota summer with an inviting outdoor seating area, perfect for families and groups.
- Steady Customer Base: Established reputation with loyal local customers and frequent seasonal visitors. Capitalize on proximity to Fairgrounds and the annual Griggs County Fair.
- Potential for Growth: Expand hours, introduce new menu items, or offer catering to increase revenue streams. Large lot offers room to expand.



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