

**5<sup>TH</sup> AVE PUB**  
**116 5<sup>TH</sup> AVE**  
**IPSWICH, SD 57451**

**Leased Business for Sale**

Real Property rent is currently \$1000/month plus utilities

Landlord owns liquor license – tenant pays annual fee

Landlord maintains building, furnace, water heater, etc.

Tenant maintains walk-in cooler

Pop & Beer Cooler rent negotiated with distributors

Tenant receives payment from ATM vender per transaction

Video Lottery – Contracted with vendor

**Business Equipment included in sale:**

- 3 – freezers
- 21 – tables
- 102 stools & chairs
- 2 – large TV's
- Cash Register
- Ventless Grill & Fryer
- Self-contained Fryer
- Stove & Oven
- Plates – silverware – glassware
- Electric Skillet – Pots – Pans
- Hot Dog Roller
- Commercial Meat Slicer
- Ice Machine
- Other miscellaneous small equipment