

RESTAURANT FOR SALE | COOPERSTOWN, NORTH DAKOTA

just LISTED



Price
\$150,000

GRUMPY'S ICE CREAM & BURGERS
1103 ROLLIN AVE. SE | COOPERSTOWN, NORTH DAKOTA 58425



MORE PHOTOS AND INFORMATION AT WWW.PIFERS.COM

Pifer's 

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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.

Address: 1103 Rollin Ave. SE - Cooperstown, ND 58425

Legal: East 1/2 Lot 16 And All Lots 17, 18 And 19 Block 82 (1103 Rollin Ave SE)

Parcel ID: 21-4001-05039-030

Taxes (2024): \$1,419.40



- **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.