

## **LINDY'S DINER -- 19 GILBO AVENUE -- KEENE, NEW HAMPSHIRE**

“Two poached eggs on white toast” - that was the breakfast order at Lindy's Diner for one 80+ year old patron just recently. He told us he been coming to Lindy's almost every day for the same breakfast for years.

Here's your chance to own & operate this iconic & successful Keene, New Hampshire diner and serve the hundreds of loyal, discerning customers who visit Lindy's daily to dine on both the tradition breakfast and lunch items - and the eclectic fare as well. Often the line for a seat goes out the door!

**This is a once-in-a-lifetime TURNKEY OPPORTUNITY as the real estate and the business assets of Lindy's Diner will be sold – by AUCTION - in one package.**

**Auction date: NOVEMBER 14 - at 2pm – at Lindy's Diner**

Bright, crisp, cheery, and clean - Lindy's is perfectly located in the heart of Keene, New Hampshire - just off the main street and is within easy walking distance of the Keene State College campus, the college bus line, and hungry students!

With its solid track record as an income producing restaurant - Lindy's has capacity for 60 customers inside, with nine tables and 16 counter seats. Outside there is beautiful garden patio, with eight more tables under the patio tent (seven 4-tops and a 6-top).

**Lindy's is a modern, fully-equipped operation with many newer systems including - a sous vide cooking system, flat top grills & fryolator, a state-of-the-art sanitizing dish and glass washing system, and air conditioning and air handling systems. Walk-in refrigeration and a walk-in freezer are also part of the operation along with a security system.**

Parking: Lindy's is directly adjacent to an 80+ parking space city-owned parking lot, plus there are 11 more metered parking spaces just out the front door!

Lindy's - a Paramount diner manufactured in Haledon, New Jersey in 1961 - has received lots of media attention over the years, it was featured on WCVB, Channel 5 Boston's "Chronical" Program. Lindy's is also revered by the huge cadre of diner fans across the country as people frequently come by to enjoy a meal and snap photos of themselves inside and outside of Lindy's!

As Lindy's is located in New Hampshire with its First-in-the-Nation Presential Primary - if you love politics - you'll love Lindy's. Lindy's has been a hotbed for local, state and national politics at times! Political visitors of all stripes have included future Presidents Ronald Reagan, George H. Bush, George W. Bush, Bill Clinton and Barack Obama - and the list goes on-and-on.

**In order to bid in the auction - Bidders are required to place a \$25,000 deposit with the auctioneers - in the form of a bank cashier's check or cash. Financial information will be available to serious bidders on site at Lindy's Diner during open houses, or you can visit by appointment. The sale includes all real estate and business assets including booths, tables, refrigeration, coolers, dishes, silverware, cookware, menus, the trade name "Lindy's Diner", the domain & website [www.lindysdiner.com](http://www.lindysdiner.com), the business phone number and more.**

**PLEASE NOTE: THIS NOT FORECLOSURE SALE - OWNERS ARE RETIRING**

And the present owners have said they'd be happy to assist the next owners in their transition to running Lindy's Diner.

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<b>Total Square Feet:</b>	2,304 sq ft
<b>Dining Room:</b>	640 sq ft
<b>Kitchen area:</b>	600 sq ft
<b>Entryway:</b>	30 sq ft
<b>Unfinished Basement:</b>	600 sq ft
<b>Bathrooms:</b>	2 – unisex bathrooms
<b>Heat:</b>	Hot Air
<b>Air Conditioning:</b>	Central
<b>Lot Size:</b>	0.15 acres
<b>Exterior Walls:</b>	Glass & Masonry
<b>Interior Walls:</b>	Drywall/sheetrock
<b>Roof:</b>	Flat - Tar & Gravel
<b>Year built:</b>	1961 (Lindy's Diner history)
<b>City Appraised Value (2023):</b>	\$251,100
<b>City Taxes (2022):</b>	\$7,791.63
<b>Zoned:</b>	DT-C
<b>Lindy's website:</b>	<a href="https://lindysdiner.com/">https://lindysdiner.com/</a>

**Unless otherwise noted - all measurements & diner info are City of Keene, NH data**