

BUSINESS OPPORTUNITY

This is your opportunity to own a well-loved popular turn-key business in Nevada with unlimited growth potential!

Bar & Restaurant • RV Park • Laundromat



“ Fully recommend. This place is America through and through. Beautiful, quiet little place with 50 amp RV spots available. The restaurant has great food in large portions. The owners are on site, fully involved and have a great attitudes. We’ll definitely be back. ” - D.O.

For more information, go to our website at iggyandsquiggy.com and click on the button “Business Opportunity” or call Steve Popichak at 775-790-1064. Serious inquiries only please.

Announcing...the **BUSINESS OPPORTUNITY** of a lifetime...

Imagine owning an iconic *bar & restaurant*, *RV park*, *destination event center* and *popular tourist stop* in an environment that is known for its outdoor recreation activities. A place you can call home while building a legacy for your family.



Celebrating 40 years!

After 40 years in business, the Junction Bar and Grill is for sale. This historic bar, restaurant, and RV resort is located near the Nevada-California border. Nearby popular tourist destinations include Topaz Lake, Lake Tahoe, Walker Lake, and the Carson Valley. Located on Hwy. 395 close to Minden-Gardnerville, South Lake Tahoe, Carson City, and Reno; it is a frequent stop traveling to Las Vegas, Los Angeles, and southern California.



Founded by brothers...

Steve and Jerry Popichak, affectionately known as Iggy and Squiggy, are the original owners of **Iggy & Squiggy's Junction Bar**. The two brothers recognized a great opportunity when they saw it in 1982 and opened their doors for business.



The little bar had many previous identities including the Lazy Y and the Queen Bee. Holbrook Junction was just becoming established and has remained a small mini-community with a general store, church, and a handful of residents.

It was the nearby town of Wellington and the Topaz Ranch Estates, as well as Minden and Gardnerville, that brought locals to the quaint bar.

Travelers on Hwy. 395 and 208 began stopping on their way to and from Nevada and California. It would soon become a destination all its own with 14 RV spaces with a potential for several more, gaming, and a laundromat.



“We know Iggy & Squiggy’s as the neighborhood location to meet up with old friends, make some new friends, catch up on the local news and gossip, and enjoy an afternoon of beer, good food, and fun.”

A place to build community...

With the spacious green lawn and back patio, plenty of parking and convenient location, the Junction Bar is a popular location for BBQ's, weddings, meeting up with friends before exploring Nevada's outdoor activities, or just enjoying the sunshine.

Over the years, the Junction Bar & Grill has developed a loyal following of customers near and far.

Iggy & Squiggy have hosted fishing derbys at nearby Topaz Lake, quad races, camping trips, hunting trips, picnics and barbecues. Customers begin to feel more like family than strangers.

“As much as we love getting people into the bar, our goal is to also get them out of the bar -- out hunting, fishing, enjoying all our area has to offer.”

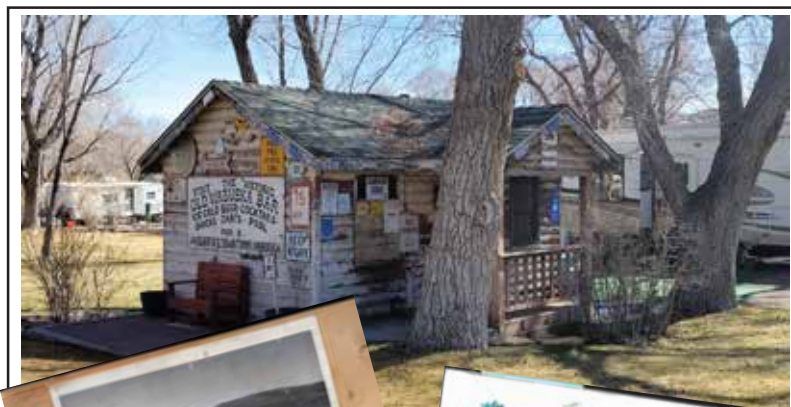


“It’s not work when you love your job.”



It’s been a labor of love from the start. From fixing buildings, doing rock work, landscaping, building a laundromat, renting / selling / maintaining trailers, converting them to RV pads with hookups, negotiating with vendors, creating menus while running a bar and restaurant and building clientele.

From then till now, we’ve upgraded every corner of this place while remaining true to the historical significance of the buildings’ atmosphere.



From the old cabin on the property to the coziness of the wood stove in the bar, we have built a unique culture of warmth and camaraderie among friends.



An atmosphere of fun...

The collection has grown over the years and reflects the fun atmosphere and personality of the bar. From the alien in the corner to the mounted trophies on the wall, all the signage and memorabilia to original artwork -- the decor is every bit as fun as the bar itself.



“Very cool local hang-out. Our new favorite watering hole.” - C.J.

“This place off highway 395 is a step back in time. Lots of signs all over the walls along with animal heads and military gear. The beers were cold, drinks stiff, and great food. A perfect find!” - T.R.



...and great bar food!

From burgers and beer to TAAACCCCOOO
TAAAAACCCCOOOS... the bar food is always a popular attraction!

One of the best steak sandwiches I have ever had anywhere. I visit whenever I'm anywhere nearby. Great atmosphere and a patio to boot."

- H.N.



You have to try the grilled chicken sandwich! Worth the drive from Sparks! - H.L.T.



Even without full kitchen facilities, the Junction Bar is known for its grilled hamburgers, hotdogs, chicken sandwiches, tacos and pizza. There is cozy seating inside and a spacious patio for dining when the weather is warm.

Enjoy an olive in your beer! Iggy & Squiggy's Trailerhood Stuffed Olives are a huge hit!

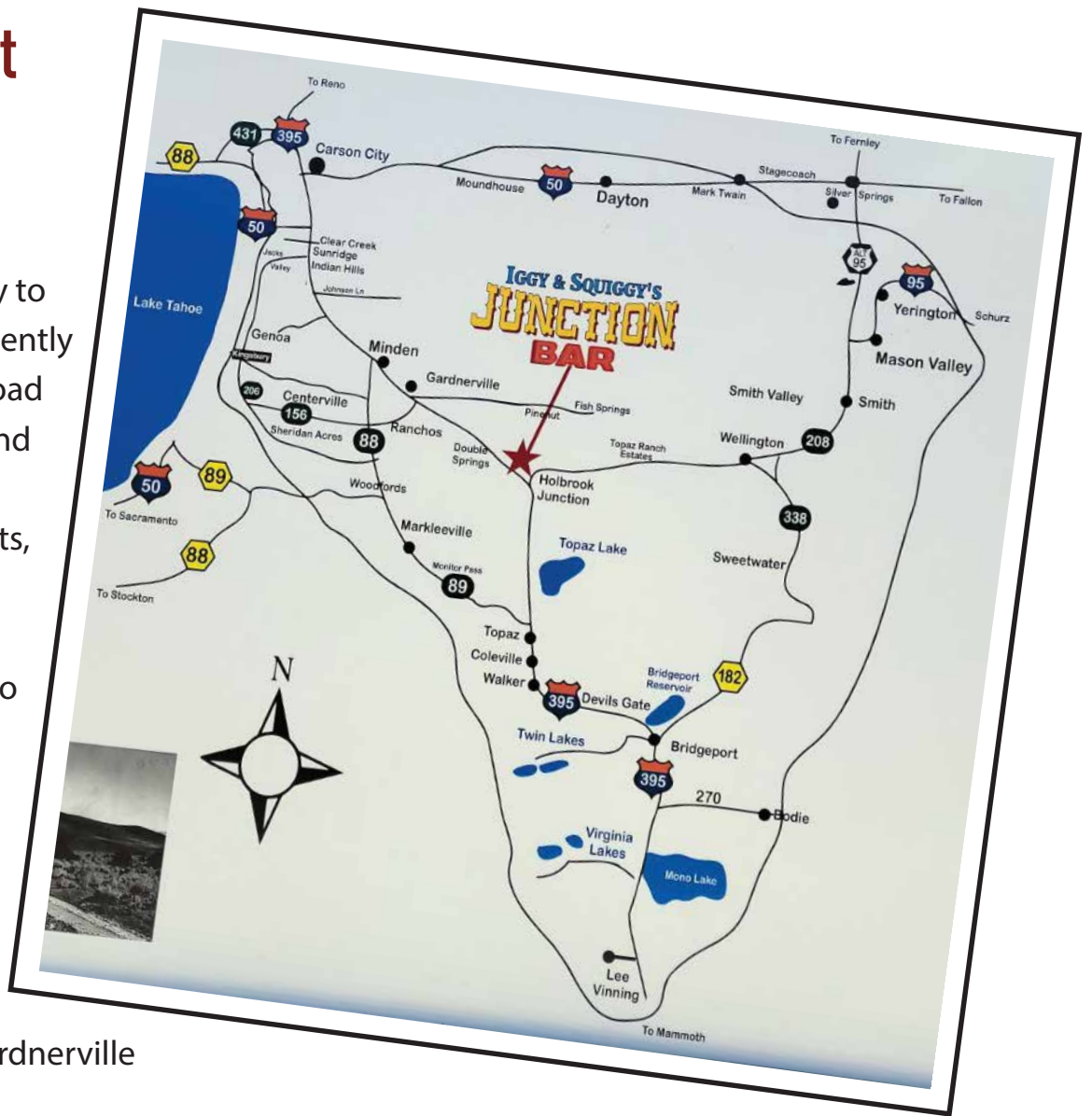


The perfect place to stop...

It's always on the way to somewhere. Conveniently located at the crossroad to some of Nevada and California's top recreational highlights, it's a perfect place to stop for a beer and a burger on your way to and from your destination.

From here to there...

- 4 mi. Topaz Lake
- 16 mi. Minden/Gardnerville
- 34 mi. Carson City
- 36 mi. Yerington
- 38 mi. Lake Tahoe
- 47 mi. Bridgeport
- 59 mi. Walker Lake
- 59 mi. Hawthorne
- 64 mi. Reno
- 66 mi. Silver Springs
- 81 mi. Fernley
- 86 mi. June Lake
- 93 mi. Fallen Naval Air Base
- 101 mi. Mammoth
- 195 mi. Yosemite National Park
- 247 mi. Death Valley National Park
- 408 mi. Las Vegas



“We always stop at Iggy and Squiggy's Junction Bar whenever we're headed anywhere!” - B.R.

“Rode here on the bike from Reno with a group and it was such a cool location. The outdoor seating in the back was nice and open, had tunes playing and the staff was super friendly. Lots of bikes showed up so it's definitely a cool stop if you ride or even if you don't. Had the burger and it was very good.” - M.J.

A future awaits you...

The Junction Bar & Grill has been built on a solid foundation of loyal customers. This turn-key operation is ready for new owners who want to build on the dream and make it their own. This is a once-in-a-lifetime opportunity!



Plenty of parking for cars, trucks, trailers, quads or bikes!



“We’re hopeful for the future. We’re hoping the next owners will offer the same kind of community relationships and fun times. Folks who will enjoy growing with this community and creating a place that anyone can call home.”