

# Business Opportunity

1826 1st St. West, Independence





# *Thank you for visiting*

Welcome to a fantastic business opportunity—a well-established turnkey restaurant and bar that offers everything you need to start operating immediately. This sale includes the real estate, all equipment and fixtures. The restaurant seats 60 and is heated and cooled by a furnace and A/C system that's only 4-5 years old and has a new water heater. A popular local spot, the bar has its own recently installed furnace and A/C system, ensuring a comfortable atmosphere year-round. Separate utilities for the restaurant, bar, and apartment provide flexibility for new ownership or rental arrangements. Ample parking is available with a tiled parking lot. The building is well-maintained with vinyl siding and a combination of asphalt shingles and steel roofing. The steel portion is newer, having been replaced just 2-3 years ago.

This property offers not only a ready-to-go restaurant and bar but also the possibility of additional rental income from the upstairs apartment. Whether you're looking to live onsite or simply expand your portfolio, this property provides endless potential.



## LISTING FEATURES

- List Price: \$285,000
- Turnkey Restaurant/Bar/Apartment
- 3,794 Above-Grade Square Feet
- Built 1910
- .447 Acre (182'x107') Corner Lot
- Includes Real Estate & Equipment
- Tiled Parking Lot
- Forced Air, Gas Heat
- Central Air in Bar & Restaurant
- Taxes: \$2,252.00/year



Upstairs you'll find a spacious 4-bedroom apartment, recently updated, making it an ideal space for owner-occupancy or as an additional income stream. Currently rented for \$700/month with the landlord covering all utilities.



## Curt Martin

Broker/Owner  
563-920-8212  
curt@curtmartin.net  
remaxindee.com

## RE/MAX INDEPENDENCE REALTY

609 1st St. West, Independence, IA 50644  
(319) 334-5703



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