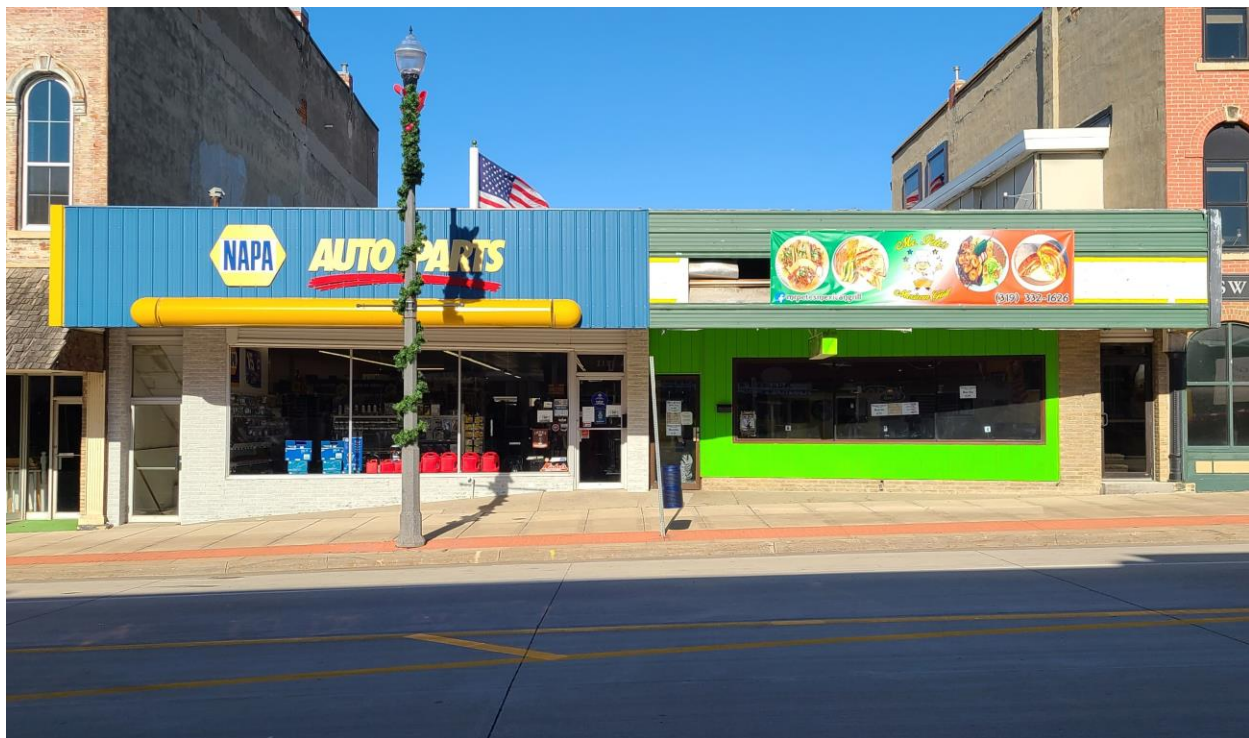


ALLEN
REAL ESTATE
COMPANY, LLC.

1ST STREET EAST INDEPENDENCE IA 50644
Listing price of \$278,000.00



Great investment opportunity downtown Independence IA. This sale includes the building and some equipment from the restaurant side but does not include the sale of either business. Both tenants have 5-year leases with option and pay for all utilities. There is additional income potential in an office/retail space that is currently vacant in the front of the building in the lower level. This building was built with concrete floors between the levels along with the roof. Both units have a usable dry basement and on the restaurant side it is set up as a party room. Walk in cooler and walk in freezer stay with the building along with the hood and Ansel system. There is city parking lot in the back of the building for plenty of off-street parking along with some private parking spaces directly behind the building.

The information provided, although believed to be accurate, is not guaranteed or warranted by the listing office.

Allen Real Estate Company, LLC. • PO Box 311 • Monona, IA 52159
Office 241 ARC Lane Monona IA 52159 PHONE 563-539-4136 FAX 563-539-4137
Office 114 Commercial Street Strawberry Point IA 52076 PHONE 563-933-4411 FAX 563-933-2100
Website www.allenrealestateco.com