

ALLEN

WEBSITE: ALLENREALESTATECO.COM

REAL ESTATE

MONONA 563-539-4136 STRAWBERRY POINT 563-933-4411 GUTTENBERG 563-252-1144

COMPANY, LLC. 241 ARC LANE/BOX 311 MONONA, IA 52159

Property Address: 107 S. Main Street, Garnavillo IA 52049

Legal Description: GARN LOT 1 OF 5 BLK 18

Price: \$110,000

Owner: Harlan A Jr. & Wendy E Kuhse

Taxes: \$992/Year

Kitchen: 9x18 Main Floor

Building Built: 1900

2 Baths: 3x9 Main floor 1/2 bath-4x4 Upper 1/2 bath

Stories: 2 Stories

Upper Story: 21x56'6" inside measurements, could be an apartment

Building Size: 24x60/ 1,440 SF main and upper

Laundry: 4x8 Upper Level

Lot Size: 22x132/2,966SF/0.07 Acres

Appliances: Negotiable

Heat: 2 Forced Air Furnaces

Flooring: Hardwood, Linoleum

Air Conditioning: 2 Central AC Units

Water Heater: Gas

Roof: Rubberoid Torchdown, Coated in 2024

Foundation: Limestone

Exterior: Brick

Basement: Full, Unfinished

Remarks: Located in the heart of downtown Garnavillo you will find this updated building sitting on a busy corner lot currently operated as Corner Shoppe & Coffee House. Inside you will find plenty of gift items to browse around while you wait for your specialty coffee to be brewed, or maybe you want to soothe that sweet tooth with some of the areas best and well known home made cheese cakes! In the rear of the store there is a kitchen set up which could be expanded so that you could operate a full restaurant if you so choose. Upstairs you will find a large open space with a laundry room, bathroom and storage towards the back. This could be used as a studio apartment or add some walls to make a full living quarters. This building has been gutted down to the studs, spray foam insulation added on the main floor exterior walls and ceiling, and batted insulation on the upper level walls.

New wiring and plumbing was also completed before the new sheetrock was added.

This property can be purchased empty or make an offer for the inventory and business items and walk in to a turnkey business!

Lets get your dream started today by calling 563-539-4136 for your private tour!

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

