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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: 101 S Main Street, Garnavillo IA 52049

Legal Description: W. 60 FT LOT 8 BLK 18

Price: \$120,000

Owner: Community Savings Bank

Taxes: \$4,928/year

Baths: 2 (1/2) bathrooms

Building Built: 1912, 1953, 1993

Building Size: 3,668 SF Main Level

Lot Size: 66x184/ 0.28 Acres/ 12,327 SF

Heat: 2-Forced Air/1-Hot Water Heat

Roof: Low sloped/EPDM Rubber

Air Conditioning: 2-Central AC

Exterior: Brick

Water Heater: Electric

Foundation: Limestone, Concrete

Basement: 1,840 SF/ 575 SF finished space

Remarks: Are you dreaming of turning a space into your perfect business? Whether it's a cozy coffee shop, a trendy cafe, a welcoming Airbnb, a boutique clothing store, or even a modern office space, this property might be just what you need. Located in the heart of Garnavillo, this charming brick building sits on a corner lot and is ready for your vision to come to life. It features a drive-up window, making it ideal for a pharmacy or retail shop, and boasts a spacious parking lot for your customers or guests. The possibilities are endless—revitalize this space into the business you've always envisioned. There are many items included with this property such as; desks, filing cabinets, safes, shelving and 2 outside digital signs which will give you a great start on your business adventure. In addition, there's a lovely 4-bedroom house at the back end of the parking lot available for purchase as well. Consider making an offer that includes both properties to maximize your opportunities. Don't wait—start turning your dreams into reality today by calling 563-539-4136!



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