

Commercial Property For Sale 807 S 21st Street Council Bluffs, IA 51501



Offered at: \$400,000

Offered at: \$10.00 NNN

· Lease Offered As Upstairs Or Whole

Lot Size: 229 FT x 56 FT or 12,824 SQ FT

Property Taxes: \$9,940

Zoned: G-I

Parcel#: 754435166002

Building SF: 6,304

Main Floor SF: 3,152

Upstairs SF: 3,152

Year Built: 1950

Parking for 20 - 50 cars

Construction: Frame/Metal

Roof: Metal/Pitch

· Restrooms: Two

Heat Source: Gas Forced Air

Cooling: Central Air

· Curb Cut: 75 FT.

· Utilities: City Water, Natural Gas, Electricity,

Telephone, Sanitary Sewer

This building is located on a busy street corner. It has a bar & full kitchen with 2 restrooms on the main floor. Large open space on the 2nd level with another bar. Lots of parking with easy ingress and egress. Could be used as an automobile service center, day care, automobile sales/rental, automobile repair shop, professional office, contractor shop, equip. sales/rental, retail and more. Buyer to confirm use. do not talk with the current occupants.

Mike Morse

1-402-677-6356 mike@morse-re.com INFORMATION CONTAINED HEREIN IS TAKEN FROM SOURCES DEEMED RELIABLE. EVERY EFFORT HAS BEEN MADE TO ASSURE ACCURACY. HOWEVER, THE INFORMATION IS NOT GUARANTEED. ANY ITEM THAT YOU BELIEVE TO BE IMPORTANT REGARDING YOUR DECISION TO PURCHASE AND/OR LEASE THE SUBJECT PROPERTY SHOULD BE INDEPENDENTLY VERIFIED.

623 W Broadway, Suite 104 Council Bluffs, IA 51501 712-435-1900 morse-re.com

9th Avenue