



**Price Reduced**

## Property Highlights

- Turn Key Bar and Grill with attached large event hall & two upstairs apartments - all FF&E Included
- Event hall has separate bar
- Multiple revenue streams - Bar & Grill, Event Center and two occupied apartments
- 2 occupied apartments currently generate \$1,700 in monthly rents
- Growing community - located directly off I-80 (30,300 VPD) and within 20 minutes of the Quad Cities (MSA pop. 380,000+)
- Opportunity to capture untapped market as the only full-service bar and grill in town
- Many recent updates and improvements including remodeled apartments, new roof (2024), water heater, stage and bar remodel, and more

# Bar/Restaurant Event Center

116 E. Bryant St., Walcott, IA

**FOR SALE**

**\$275,000**

**BUILDING SIZE**

**11,224 SF**

## Details

Parcel	820653001
Lot Size	0.19 Acres
Taxes	\$6,552 (2024)
Zoning	C-2

For more information, please contact:





**ETHAN SIMONS**

*Commercial Sales Associate*

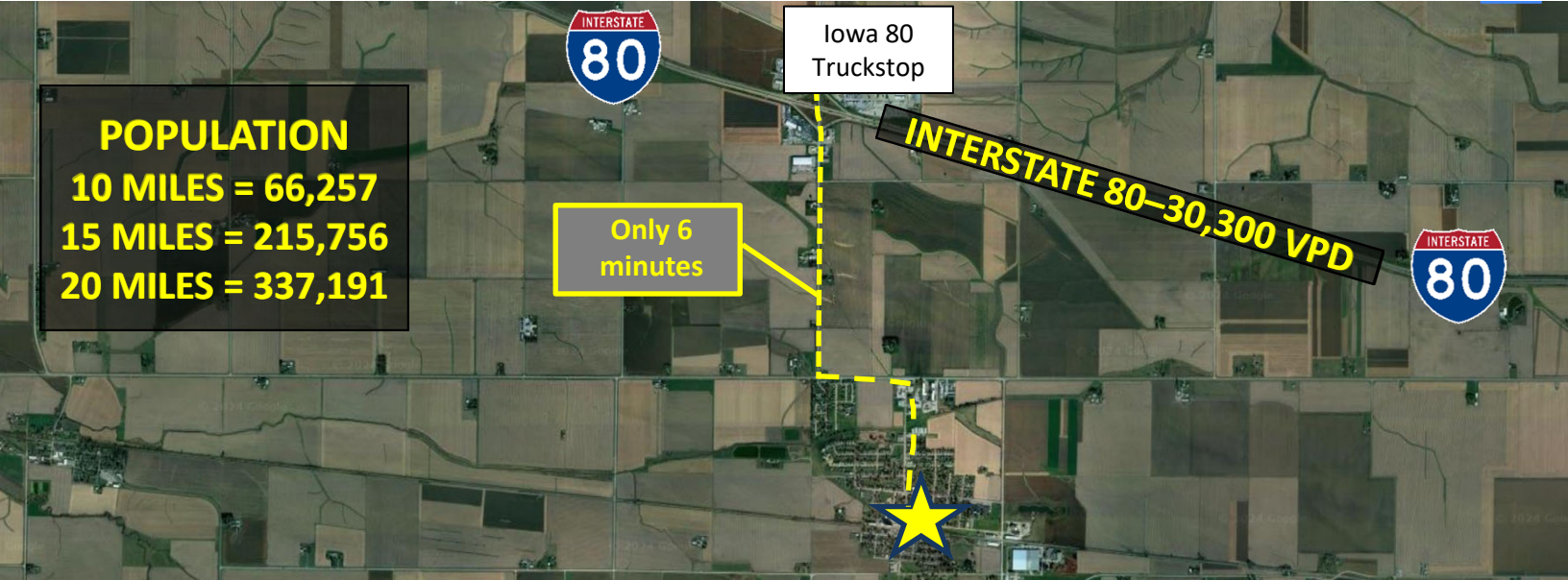
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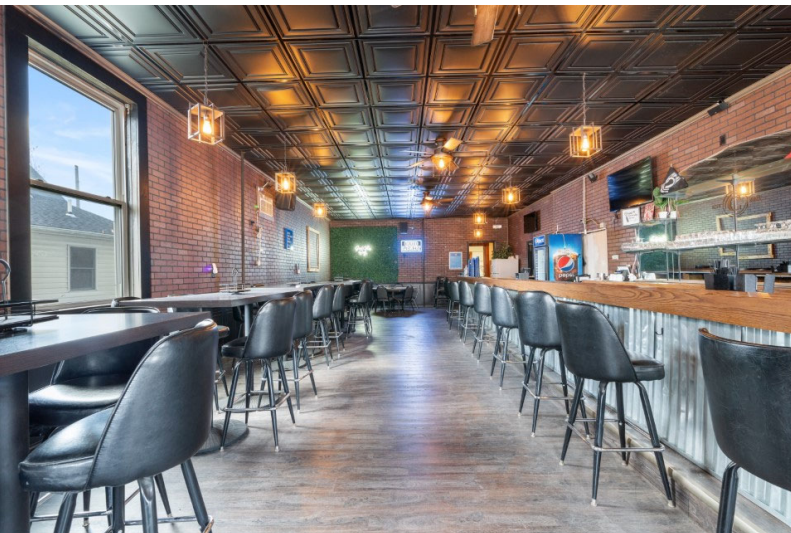
e: esimons@ruhlcommercial.com

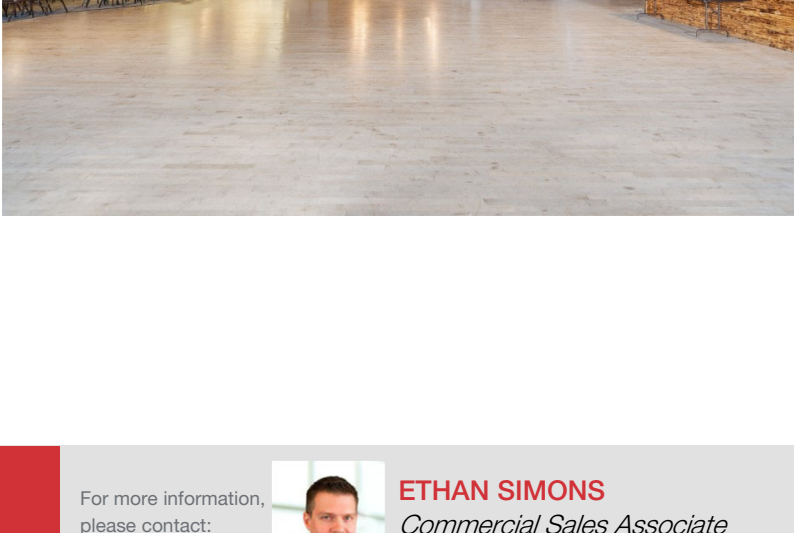
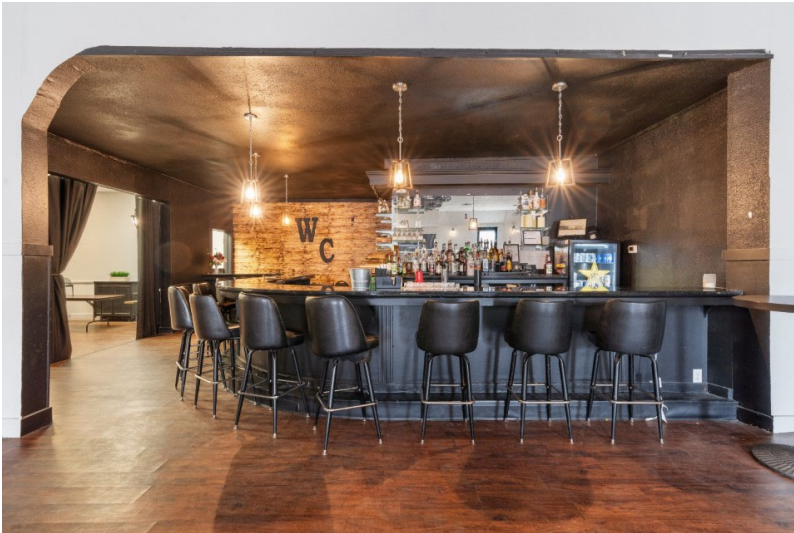
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