

# ■ TURN-KEY CAFÉ / LIVE-WORK OPPORTUNITY ■

**318 Locust St NE | Blirstown, IA**

**Price: \$85,000 | 3,250 SF | ~\$26/SF**

## ***WHY THIS DEAL WINS***

- Fully built-out café / bakery
- Commercial kitchen + newer hood INCLUDED
- Live/work opportunity (operate + live on-site)
- Updated flooring, bathrooms & mechanicals
- Extremely low taxes (~\$950/year)
- Below replacement cost pricing

## ***INVESTMENT UPSIDE***

Potential Income:

- Commercial: \$1,200–\$1,800/month
- Residential: \$800–\$1,200/month

**Total Potential: \$2,000–\$3,000/month**

## ***CONTACT***

Trev Adair  
Director of Commercial & Development  
(319) 550-2125  
[trev@pinnaclerealtyia.com](mailto:trev@pinnaclerealtyia.com)