

CREATE THE NEXT DESTINATION

More Than a Restaurant. Built for What's Next.

Hospitality | Entertainment | Event Venue



1207 S 35th Street Council Bluffs, IA

Freestanding Hospitality Property on 2.15 Acres

Minutes from Downtown Omaha - Immediate I-29 & I-80 Access

Real Estate + FF&E + Inventory Included

4,167 SF | 2.15 Acres | \$1.69 Million

AT A GLANCE



INVESTMENT HIGHLIGHTS:

Commercial kitchen & bar | Dedicated banquet/event room | Covered outdoor patio
Minutes from Downtown Omaha | Immediate access to I-29 & I-80

Excess land for future expansion | Existing business name not included in sale, allowing a new concept or brand

The existing hospitality infrastructure allows the next owner to skip the expense and timeline of building from the ground up.

Asking Price:

\$1,690,000

Building Size:

4,167 SF

Site Size:

2.15 Acres

Parking:

Approx. 46 Spaces

Included:

- ✓ **Real Estate**
- ✓ **FF &E**
- ✓ **Inventory**

Regional Entertainment & Hospitality Corridor



Nearby Destinations

all less than 10 minutes drive time

- Downtown Omaha
- Henry Doorly Zoo
- Charles Schwab Field
- Creighton University
- CHI Health Center
- Horseshoe Casino
- Harrah's Casino
- Ameristar Casino
- Council Bluffs Sports Complex

Located just minutes from Downtown Omaha, this property benefits from immediate interstate access, established tourism, entertainment destinations, and one of the region's strongest hospitality markets. Whether continuing restaurant operations or introducing a new concept, the location offers outstanding visibility and accessibility.

YOUR VISION STARTS HERE

One Property. Endless Possibilities.

4,167 SF | 2.15 Acres | Commercial Kitchen | Banquet Room | Covered Patio



Whether you're planning...

- Restaurant
- Entertainment Venue
- Brewery / Taproom
- Event Center
- Sports Bar
- Private Club
- Catering Headquarters

The infrastructure is already in place. The location is proven. The real estate, FF&E and inventory are included.
Now it's time to bring your concept to life.

LET'S TALK ABOUT YOUR VISION.

Schedule a Private Tour Today.

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