



High Traffic Opportunity with 6.5% CAP!

320 HWY 71 S, Arnolds Park, IA 51331



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Current Tenant - Gilberto's Taco Shop

\$669,900

Newly constructed modern retail/restaurant building that features a drive-thru with 26 interior seating with a glass garage door leading to an outdoor patio for additional seating. Home of the Iowa Great Lakes, the property is conveniently located on US-HWY 71. The ideal location offers high car counts & is directly across from Arnolds Park Amusement Park! Potential for Kiosk Bank, Drive-Thru Pharmacy or Retail. Current tenant Gilberto's Taco Shop, one of 14 locations!...

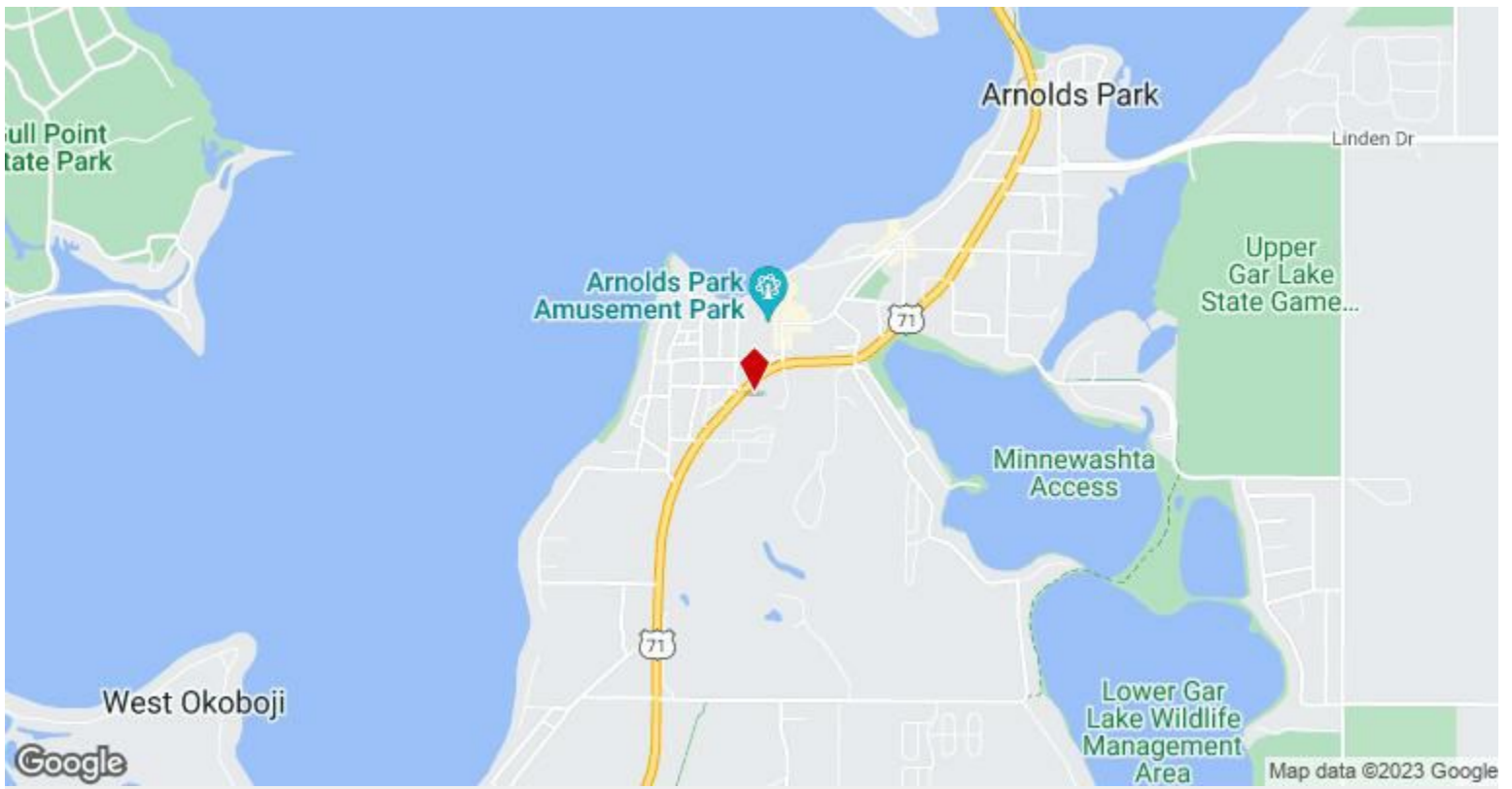
- GILBERTO'S TACO SHOP IS A CHAIN OF 14 STORES!



| | |
|-----------------------|--------------------------|
| Price: | \$669,900 |
| Property Type: | Retail |
| Property Subtype: | Restaurant |
| Building Class: | B |
| Sale Type: | Investment or Owner User |
| Cap Rate: | 6.50% |
| Lot Size: | 1.10 AC |
| Gross Leasable Area: | 1,952 SF |
| No. Stories: | 1 |
| Year Built: | 2020 |
| Tenancy: | Single |
| Parking Ratio: | 11.36/1,000 SF |
| Clear Ceiling Height: | 14 FT |
| Zoning Description: | C |
| APN / Parcel ID: | 07-30-406-005 |

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|------------------------------|-------------|---------------|
| Gilberto's Mexican Taco Shop | - | |

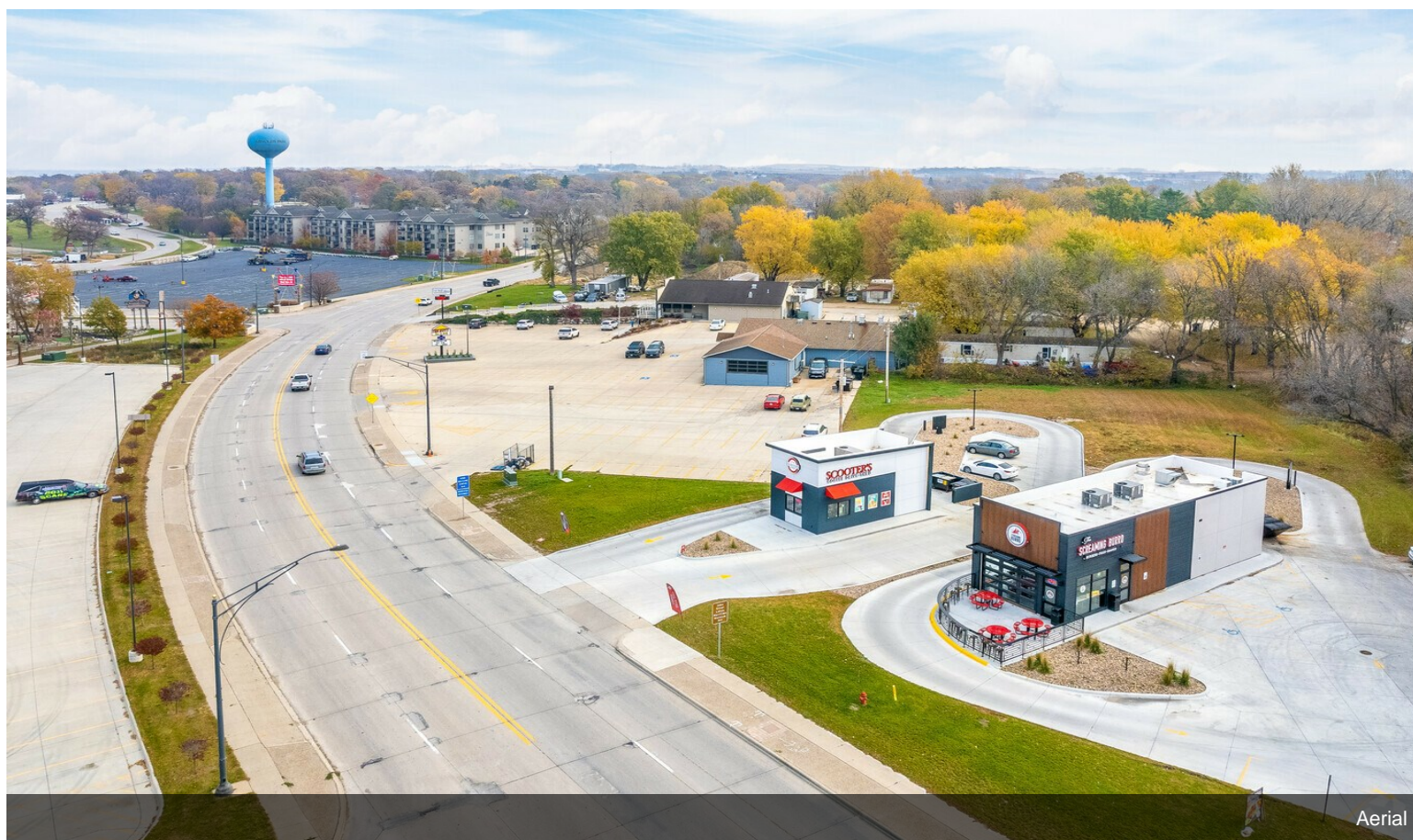


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Property Photos

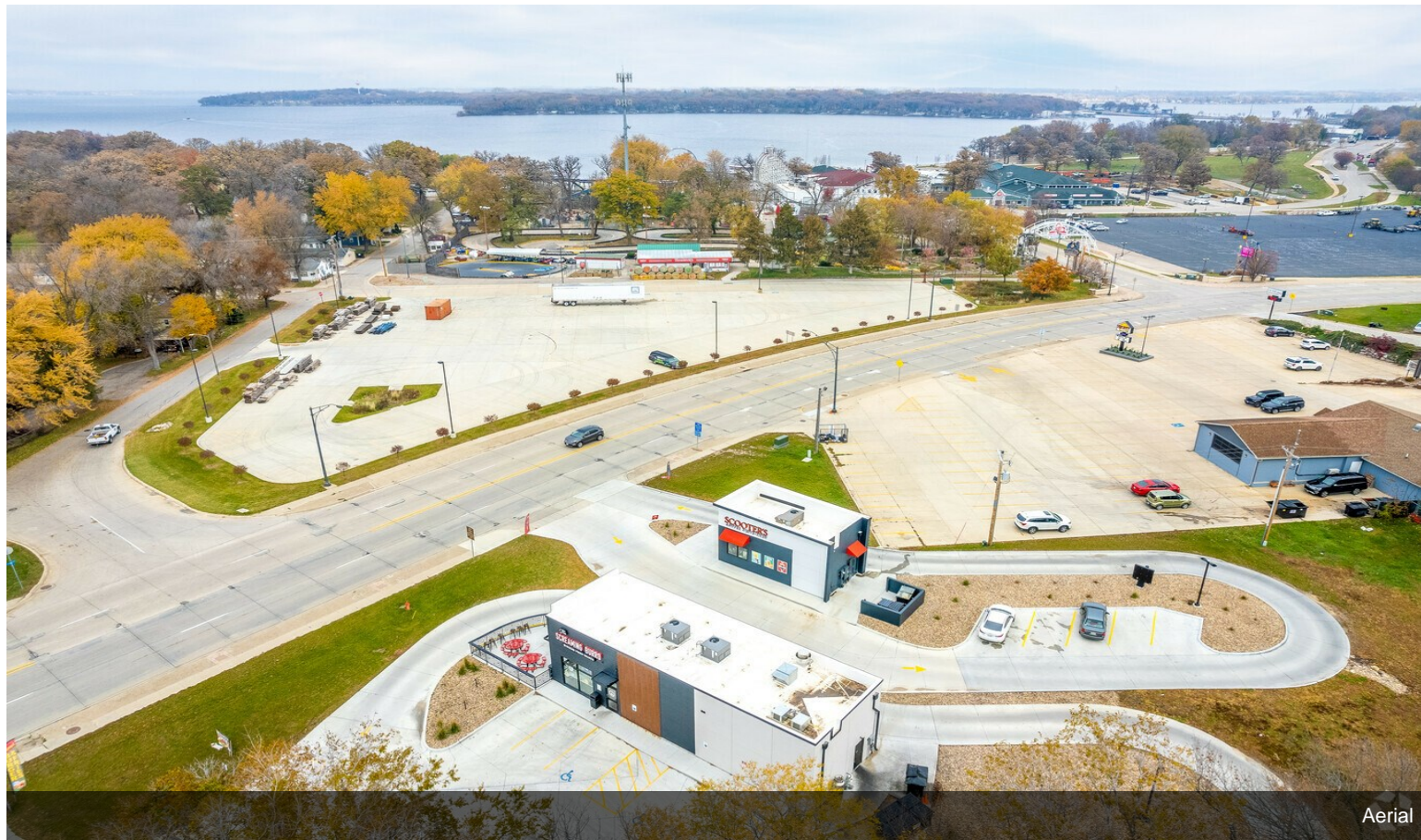


Building Photo

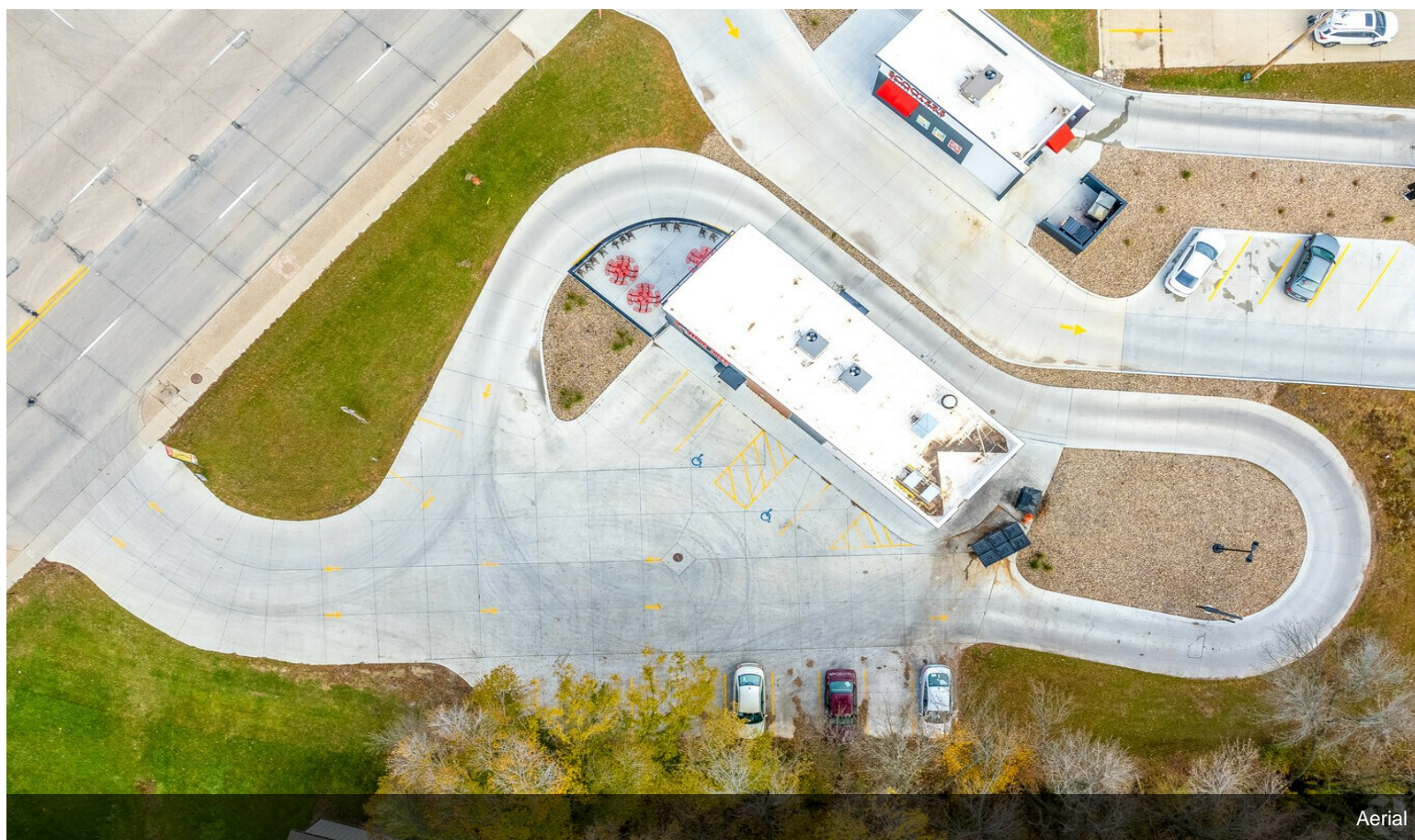


Aerial

Property Photos



Aerial

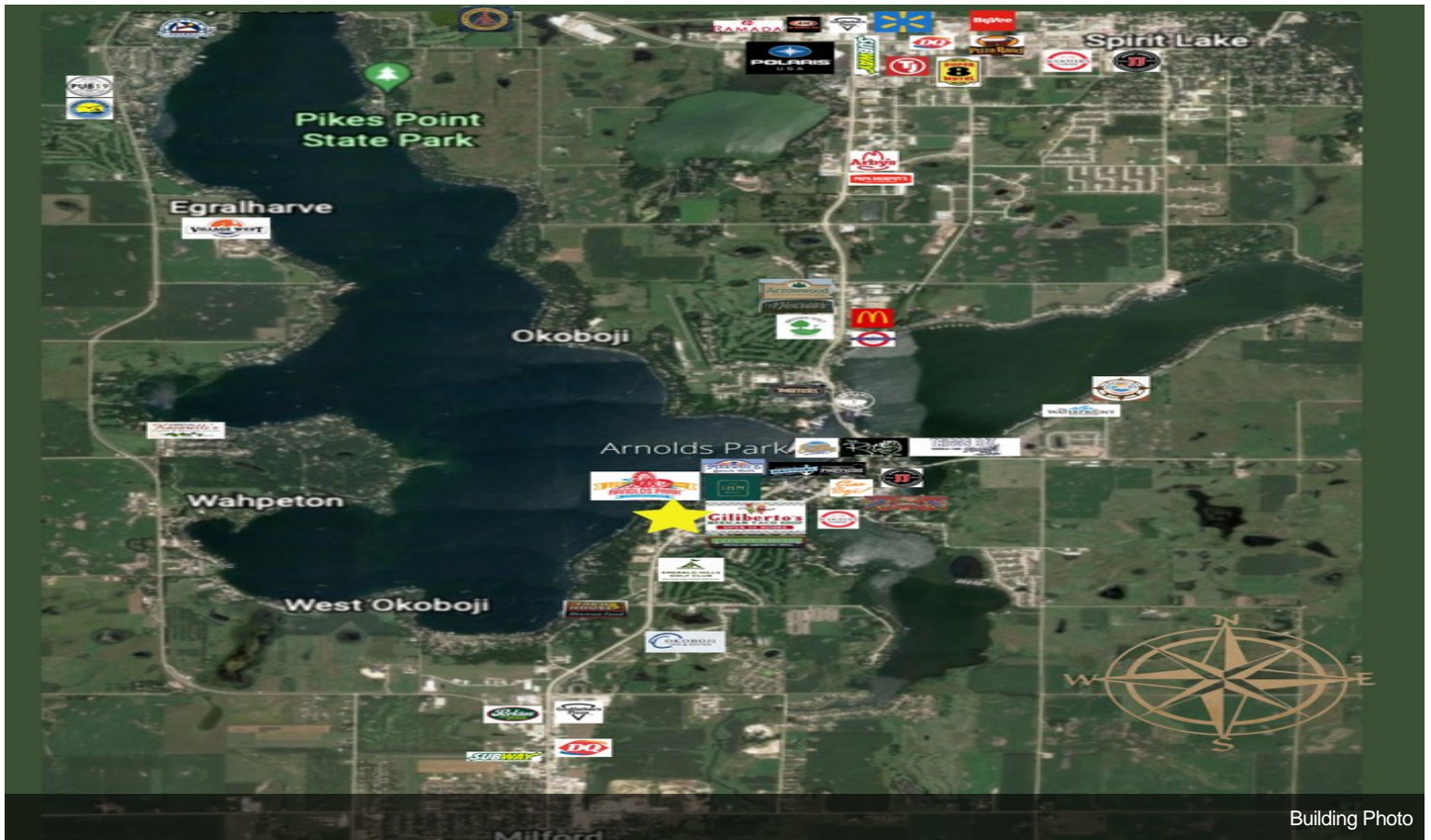


Aerial

Property Photos



Building Photo



Building Photo