

101 Main Street Dubuque, Iowa

Rare Opportunity



For Sale or For Lease

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Historic Redevelopment Opportunity

24,000+ SF Mixed-Use Development Opportunity

One of Dubuque's most recognizable historic buildings is now available in the heart of the Old Main Historic District.

Located at 101 Main Street, this iconic property offers first-floor and lower-level commercial space along with expansive upper floors featuring views of the Mississippi River. With potential for federal and local development incentives, this site provides the chance to combine historic character with modern vision.

A rare opportunity for developers, investors, and entrepreneurs to shape the future of downtown Dubuque. Priced at \$1,290,000



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Property Overview

- First-floor, move-in ready commercial spaces
- Outdoor patio
- Over-sized windows
- Floors 2-3 offer redevelopment and housing opportunities
- Historic architectural character
- Located in Old Main Historic District
- Walkable to restaurants, hotels, and entertainment
- Just one block from Highway 20/61/151 corridor



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Prime Corner, Multi-Level Commercial Opportunity

Restaurant & Bar Space

- 4,062 SF First-Floor Restaurant + Bar
- 6,092 SF Lower-Level Bar
- Elevator access
- Fully built-out hospitality space ready for immediate use or renovation.



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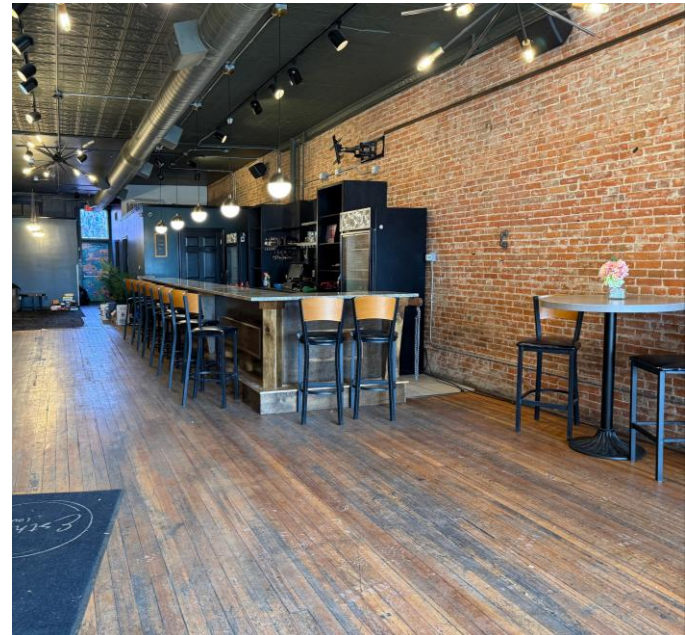


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Additional First Floor Commercial Opportunity

Bar / Retail Space

- 2,031 SF Finished Commercial Space
- Flexible space suitable for:
 - Cocktail bar
 - Retail storefront
 - Office space
 - Entertainment venue
 - Service business
- Space is included in the sale but could be leased



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Upper Floor Redevelopment Potential

The upper two floors provide over 12,000 square feet of open space, offering a blank slate for redevelopment.

Potential concepts include:

- Apartments or Condominiums
- Boutique Office Suites
- Creative Studios
- Coworking Space
- Mixed-Use Residential + Commercial

With historic architecture and large floor plates, the building offers the potential to create unique loft-style living or workspace environments that are highly desirable.



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Momentum in Downtown Dubuque

The property benefits from strong built-in demand drivers, including tourism, nearby hotels, and major event traffic at the Five Flags Center. Downtown Dubuque continues to experience significant investment, highlighted by the new John and Alice Butler College of Osteopathic Medicine and the expansion of the Dubuque Museum of Art.

The site is within immediate proximity to Northeast Iowa Community College, the Historic Millwork District, Town Clock Plaza, and Cathedral Square. It is also near the vibrant Port of Dubuque—home to the renowned National Mississippi River Museum & Aquarium, Diamond Jo Casino, and the scenic Mississippi Riverwalk.

Combined with its designation within a federal Opportunity Zone and potential eligibility for local development incentives, the O'Neill Block represents a rare opportunity to reposition a landmark property while capitalizing on the continued revitalization of downtown Dubuque.



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