

626 16th Avenue

Turn Key Opportunity or Great Location for a New Business



For Sale in Council Bluffs – Zoned C-2 \$319,000

Basement: Full
Year Built: 1900
Total Finished Sq Ft: 2,124
Lot Size: .25 Acres
City Water/ Sewer
2024 Net Taxes: \$2,754
Zoning: C2
Roof Age: Unknown
Roof AC : 2022
Furnace: Approx 2009



Seller reserves the right to make changes including but not limited to specifications, features & prices without prior notice.
Information herein deemed reliable but is not guaranteed.



John Jerkovich
402.681.4812
jhj@heartlandproperties.com



Mindy Perdue
402.598.6086
mperdue@heartlandproperties.com



626 16th Avenue

Turn Key Opportunity or Great Location for a New Business

Turn-Key Bar for Sale in Council Bluffs – Zoned C-2 Or Bring your New Business

Here's your chance to own a legendary dive biker bar in the heart of Council Bluffs, Iowa. This rare, **completely turn-key opportunity** comes with everything you need to step in and keep the drinks flowing from day one. Located in a **C-2 zoned district** in the vibrant south end of town, this property is ready for your entrepreneurial vision or bring your new business to this bustling area! Would make great opportunity for food truck bar / restaurant; add a drive through for a coffee shop; or demolish and build your new commercial building! So many opportunities!

Property Highlights:

- **Size:** 2,124 square feet of interior space
- **Parking:** Generous 4,558 sq ft parking lot—ample space for patrons, bikes, and more
- **Zoning:** C-2 commercial zoning allows for a wide range of business uses
- **Built in 1900:** This building is rich in history and local character, with a gritty charm that bikers and locals love
- **Ownership:** Current owners are retiring and ready to pass the torch—motivated to sell!

What's Included:

- **All bar equipment included** – Walk in, turn on the lights, and get to work
- **Inventory list available upon request** – Stocked and ready
- **Great outdoor lighting** – Both functional and atmospheric for late-night vibes
- **Covered backyard patio** – Includes a **privacy-fenced outdoor area**, perfect for gatherings, events, or just hanging out. Covered section offers shade and protection from the elements
- **City restrictions apply** for the use of the outdoor space – Buyer must contact the city to explore available options for events, music, or extended usage

Location & Opportunity:

- Centrally located in **South Council Bluffs**, easily accessible from major roads and highways; Minutes to **Interstate 29 (major north/south corridor)**, Near connection to **I-80 + I-480 → Omaha access**
- Within established commercial corridor
- Surrounded by neighborhoods and traffic—high visibility and steady foot/bike traffic
- Perfect for continuing as a **biker-friendly dive bar**, sports bar, or neighborhood watering hole
- Great potential for **themed events**, food truck partnerships, or even live music (with proper permissions)
- Build your own business from scratch with great corner lot
- Flexible layout supporting multiple potential uses

Mindy Doebelin-Perdue

402.598.6086

mperdue@heartlandproperties.com

626 16th Avenue

Turn Key Opportunity or Great Location for a New Business

Ownership Terms:

- Sell entirely / Turn Key Opportunity / Great potential for commercial Lot to build your new business
- **Potential Lease** opportunity with qualified buyer
- **Step right into a profitable, locally loved business** with minimal startup stress

REGIONAL POSITIONING

- Part of the Omaha–Council Bluffs Metropolitan Area
- Metro population: ~1,000,000+
- Council Bluffs population: ~62,000+

DEMOGRAPHIC SNAPSHOT

City-Level (Council Bluffs):

- Population: ~62,000+
- Median Household Income: ~\$64,500
- Average Household Income: ~\$80,600
- Median Home Value: ~\$171,800
- Avg Commute Time: ~18 minutes

ZIP Code 51501 (Immediate Area):

- Population: ~34,900
- Median Household Income: ~\$59,800

Summary:

This isn't just real estate—it's an institution with character, history, and opportunity baked in. Whether you're a seasoned bar operator or an investor with a vision, this property has the bones, the gear, location, and the vibe to build something special. With owners willing to work with buyers on terms, this is a **golden opportunity to own a piece of Council Bluffs history**.

Serious inquiries only. NDA for financials required. Contact Mindy Doebelin-Perdue today for a private showing and full inventory list. Priced to sell @ \$319,000

Mindy Doebelin-Perdue

402.598.6086

mperdue@heartlandproperties.com