

318 Locust St NE | Blairstown, IA
\$85,000 | 3,250 SF | Mixed-Use Commercial

Turn-key opportunity to own a fully built-out café/restaurant space with additional residential living quarters in the heart of Blairstown. Formerly home to “Our Place” coffee shop & bakery, this property is ideally suited for an owner-operator, investor, or entrepreneur looking for an affordable entry into business ownership.

The main level features a welcoming customer area, service counter, and a functional commercial kitchen equipped with a newer hood system—allowing for immediate operation with minimal upfront investment. Recent updates include newer flooring, updated bathrooms, and improved mechanicals including furnace and water heater.

The property also includes on-site living quarters, offering flexibility for owner occupancy or additional rental income. This live/work setup creates a unique opportunity to operate a business while offsetting expenses through residential use.

With low annual property taxes (~\$950/year) and pricing at approximately \$26/SF, this asset presents a compelling value well below replacement cost.

 Key Highlights

- 3,250 SF mixed-use building
 - Former café / bakery – ready for food service use
 - Commercial kitchen with newer hood system included
 - Updated interior: flooring, bathrooms, mechanicals
 - On-site residential living quarters
 - Live/work or dual-income potential
 - Low property taxes (~\$950/year)
 - Priced at ~\$26/SF (below replacement cost)
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Trev Adair

Director of Commercial & Development

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Investment / Owner-User Opportunity

- Operate your business and live on-site
- Lease commercial + residential separately for dual income
- Minimal buildout required for food users (major cost savings)
- Strong demand for small-town dining, coffee, or retail concepts

Ideal Uses

- Coffee shop / café / bakery
- Small-town restaurant or bar & grill
- Retail boutique or specialty shop
- Office or service business
- Live/work investment property

Turn-key café/restaurant opportunity with residential living quarters in downtown Blairstown. Includes commercial kitchen with hood, updated interior, and strong live/work or dual-income potential. Priced at just \$85,000 (~\$26/SF) with low taxes.

Pictures

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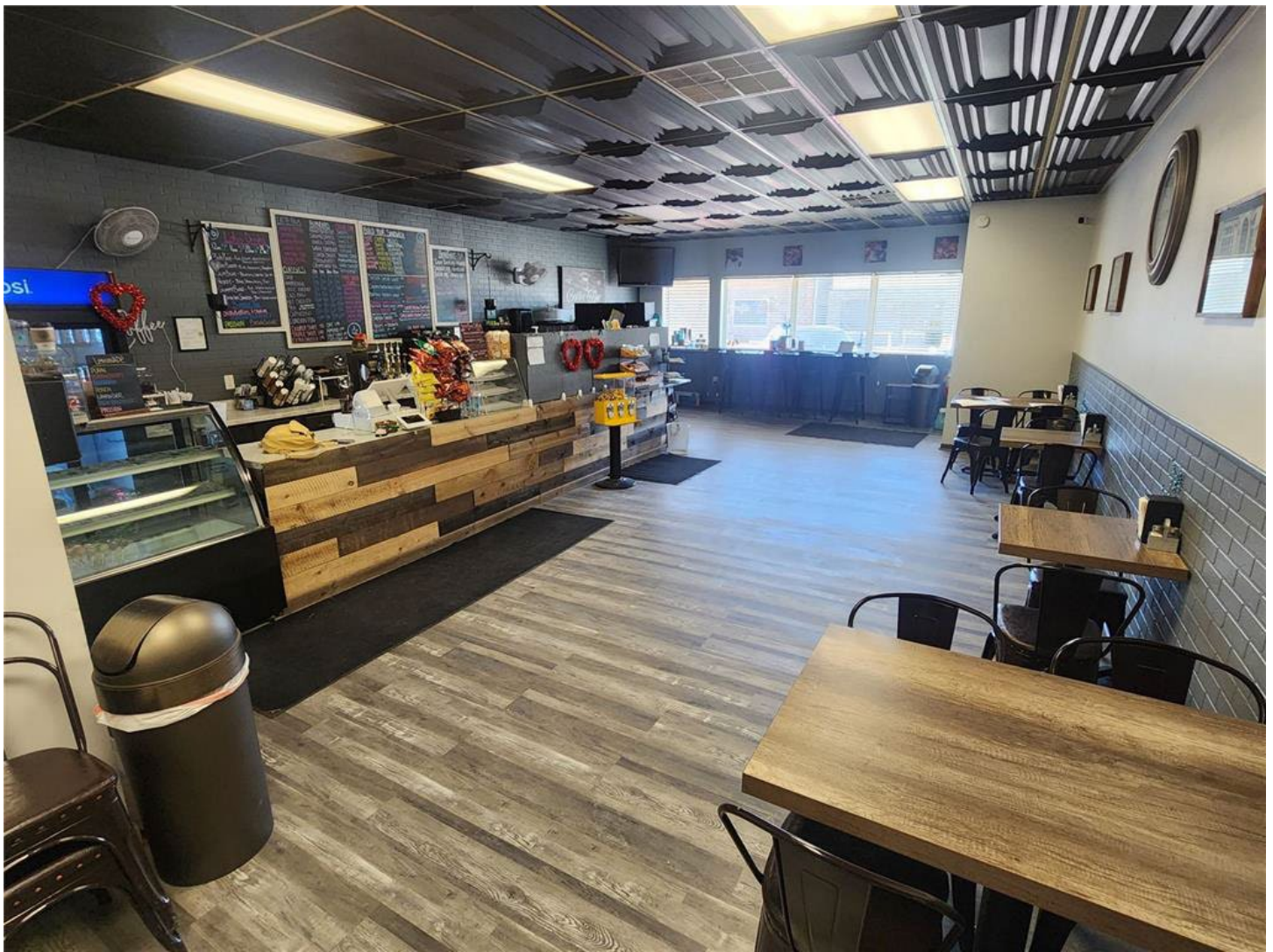
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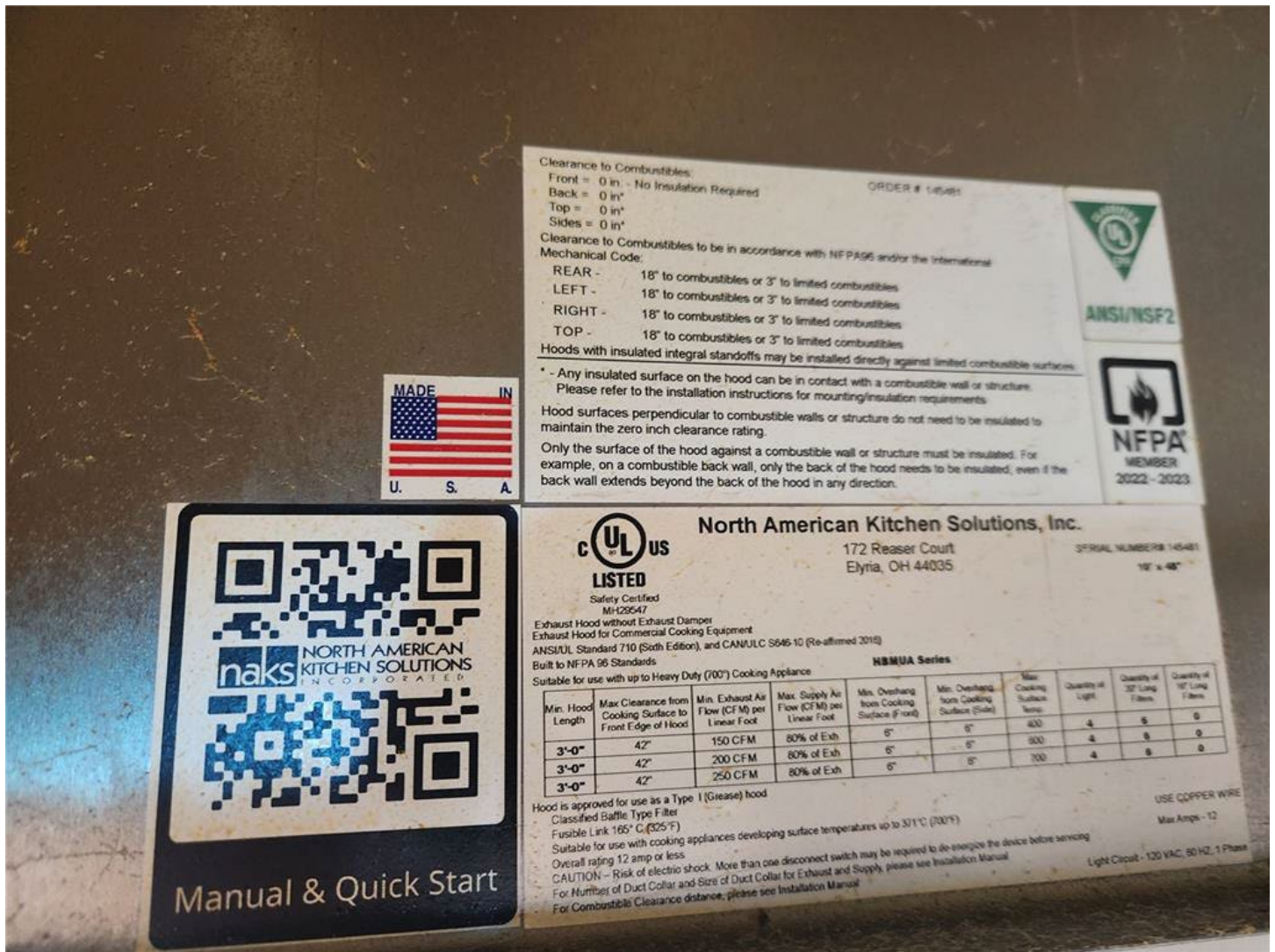


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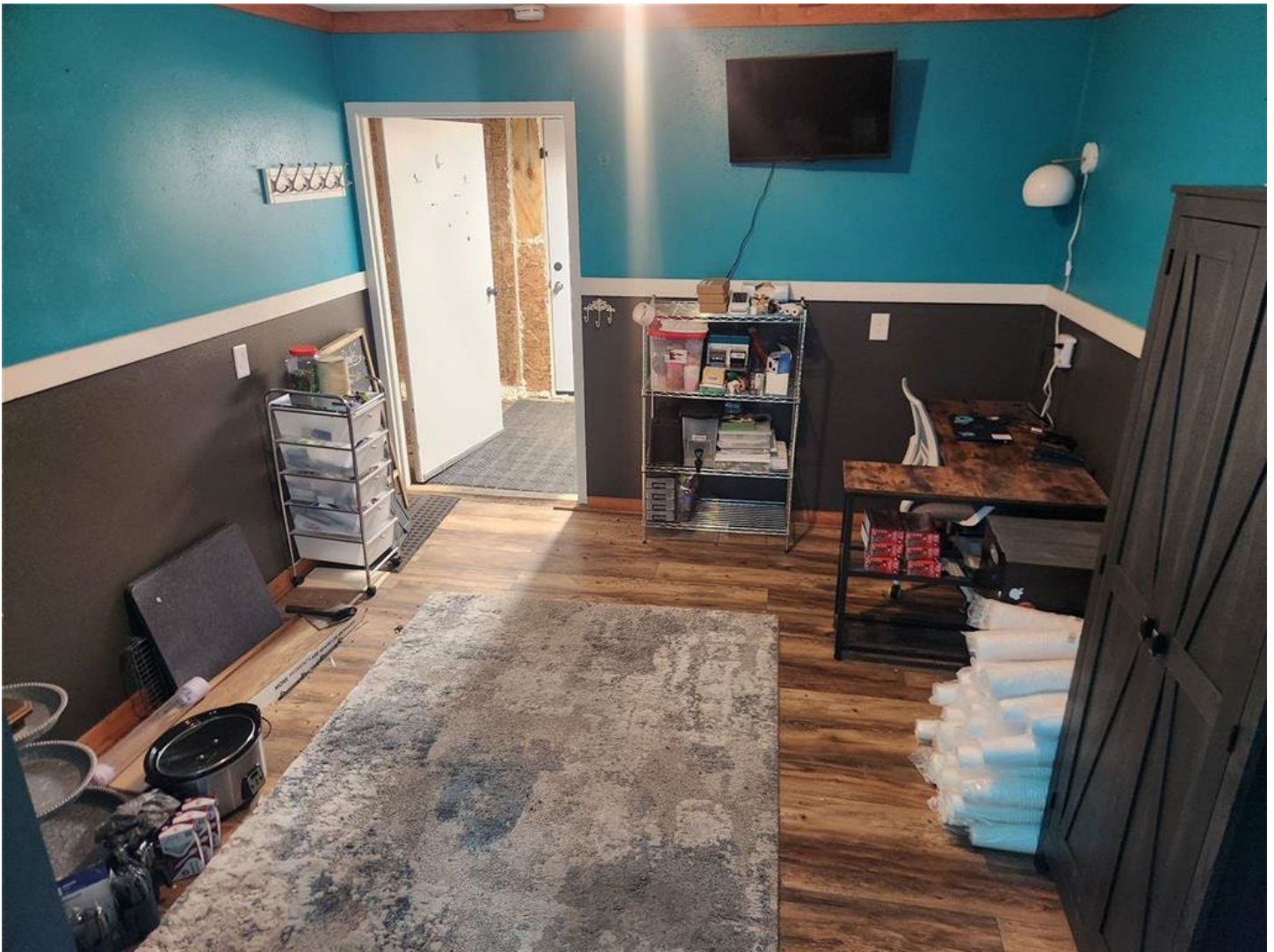


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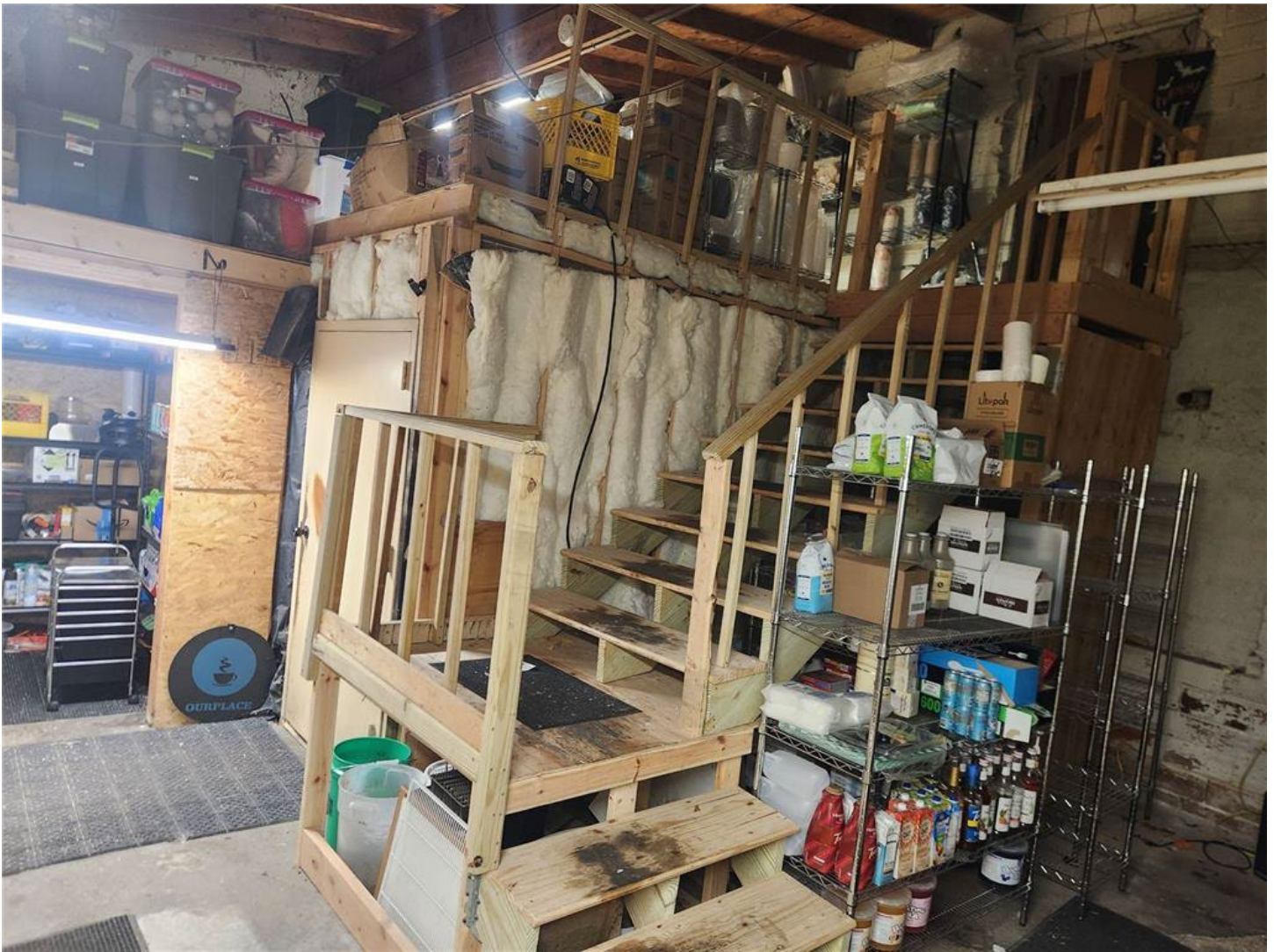
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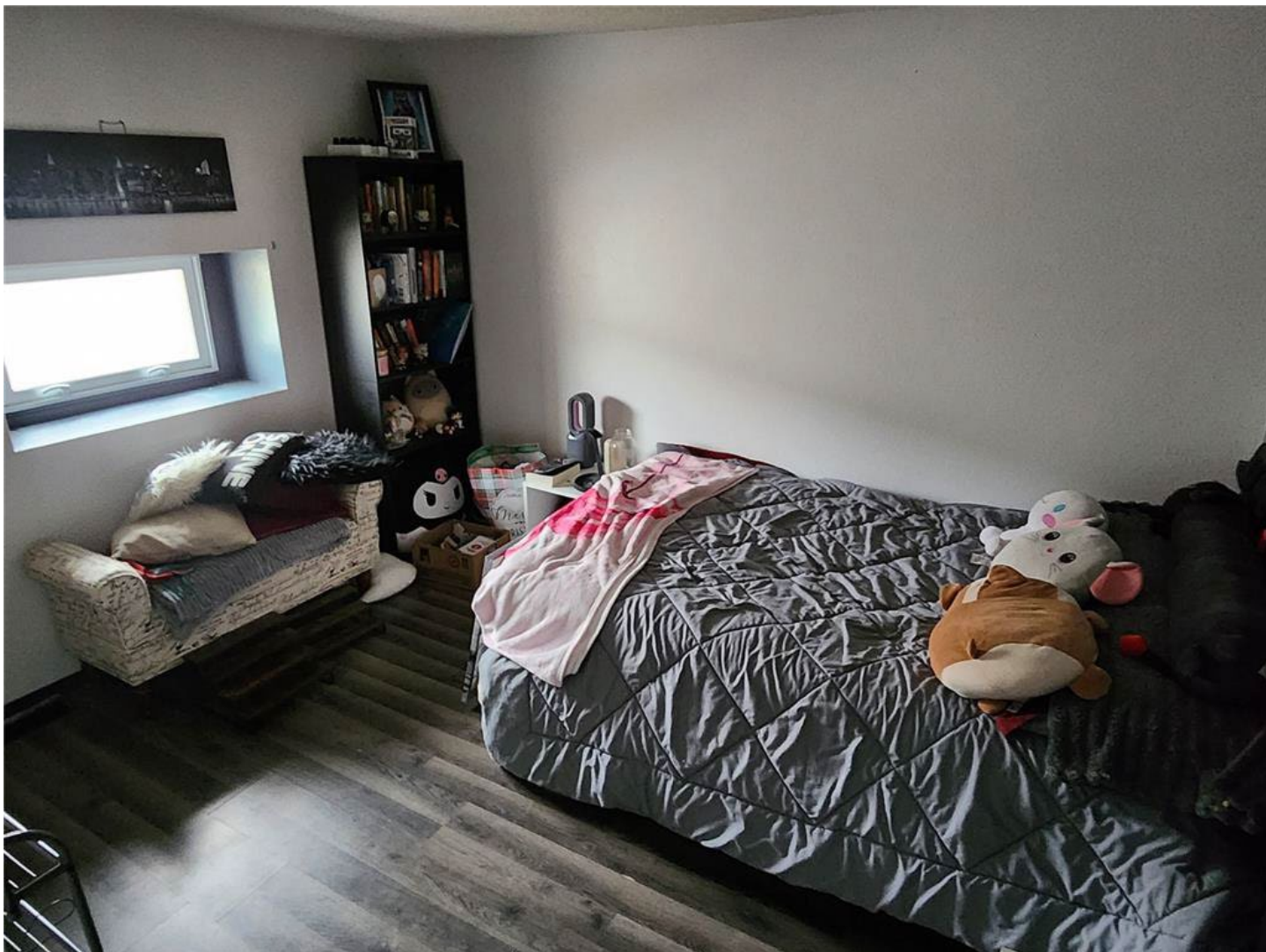


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Call PJ McLnerney at Pinnacle Commercial with questions or showing instructions. (319) 775-3040.

Licensed in the State of Iowa

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