



**SALE / LEASE**  
**Old Chicago Ames**  
**1610 SOUTH KELLOGG AVENUE**  
Ames, IA 50010

**PRESENTED BY:**

**NORA WALSH**

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IA #S66842000

**COLE HORNBUCKLE**

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# PROPERTY SUMMARY



## LOCATION DESCRIPTION

This restaurant is located in Ames, IA surrounded by a thriving business community and a range of amenities. The ninth most populous city in the state has a large draw of visitors, whether it be the surrounding communities visiting for a day of shopping and dining along the Duff Ave corridor or those who travel a great distance to visit ISU's famous Jack Trice Stadium. With direct access to major roadways and a flourishing local economy, there is a reason there is such low turnover on this highly sought-after corridor.

<b>SALE PRICE:</b>	\$2,000,000
<b>LEASE RATE:</b>	\$20.00 SF/yr (MG)
<b>ADDITIONAL EXPENSES:</b>	Tenant pays utilities & any future tax increases
<b>LOT SIZE:</b>	1.5 Acres
<b>BUILDING SIZE:</b>	7,182 SF
<b>SIGNAGE:</b>	Building & Pylon
<b>DISTANCE TO ISU STADIUM:</b>	1.4 miles
<b>DISTANCE TO AIRPORT:</b>	1.5 miles

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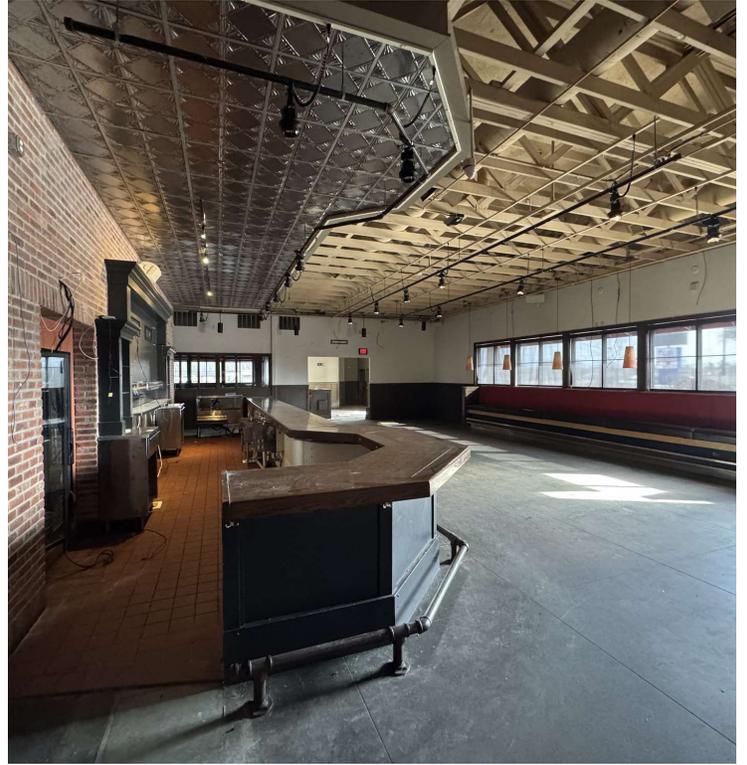
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## ADDITIONAL PHOTOS



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