

CREATE THE NEXT DESTINATION

Hospitality | Entertainment | Event Venue

1207 S 35th Street | Council Bluffs, Iowa
Minutes from Downtown Omaha • Immediate I-29 & I-80 Access



4,167 SF | 2.15 ACRES | \$1.69 MILLION



POTENTIAL EXPANSION AREA



MORE THAN A RESTAURANT. BUILT FOR WHAT'S NEXT.

4,167 SF OF EXISTING HOSPITALITY INFRASTRUCTURE ON 2.15 ACRES. FEATURING A COMMERCIAL KITCHEN, FULL-SERVICE BAR, DEDICATED BANQUET/EVENT VENUE, COVERED PATIO AND ROOM TO EXPAND. REAL ESTATE, FF&E, AND INVENTORY INCLUDED. BRING YOUR OWN BRAND AND VISION.



LET'S TALK ABOUT YOUR VISION.

SCHEDULE A PRIVATE TOUR TODAY.

WHY THIS PROPERTY STANDS OUT

- ✓ COMMERCIAL KITCHEN AND BAR
- ✓ DEDICATED BANQUET & PRIVATE EVENT VENUE
- ✓ COVERED OUTDOOR PATIO
- ✓ APPROXIMATELY 46 PARKING SPACES
- ✓ FF & E INCLUDED
- ✓ MINUTES FROM DOWNTOWN OMAHA
- ✓ IMMEDIATE ACCESS TO I-29 & I-80
- ✓ EXCESS LAND FOR FUTURE EXPANSION
- ✓ BUSINESS NAME EXCLUDED, BRING YOUR OWN BRAND.

THE EXISTING INFRASTRUCTURE ALLOWS THE NEXT OWNER TO SKIP THE EXPENSE AND TIMELINE OF BUILDING FROM THE GROUND UP.

OFFERING MEMORANDUM | MATTERPORT TOUR
& FINANCIAL INFORMATION
AVAILABLE UPON REQUEST

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BETTER HOMES & GARDENS REAL ESTATE | THE GOOD LIFE GROUP
COMMERCIAL & RESIDENTIAL | LICENSED IN IA & NE

