

**FOR SALE**

Retail, Office, Special Purpose



**495 Miller Road**  
Hiawatha, IA

**REALTY87**  
COMMERCIAL

**MIKE ESKEER, CCIM**  
319-929-0600

MikeEsker@Realty87.com  
*Licensed in the State of Iowa*

# PROPERTY FEATURES

PRICE: \$950,000



GROSS SQUARE FEET: 2,870



LOT SIZE: 97,575



YEAR BUILT: 2008



ZONING: C-2



CUPOLAS: 2



STORIES: 1st floor - 2,535sf  
Loft/Messanine - 335sf



KITCHEN: Commercial grade with hood, large island, 2 stainless steel refrigerators



BUILDING STYLE: Ponderosa Style Barn

## DETAILS:

- Customized windows
- Built by Sand Creek Post and Beam
- 2 stone fireplaces
- Italian Murano blown lighting
- Large walk-in cooler with glass doors
- Backroom includes: 3 compartment sinks, storage shelving, counter designed with timber & galvanized coating
- Owner is retiring
- Sale does NOT include business, name, inventory, FFE
- Owner would consider selling above items separately

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# PROPERTY PICTURES



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# AERIAL



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Buyer to verify all information. Information is deemed reliable, but not guaranteed.  
Data: Realtor Property Resource (RPR) &/or IowaDOT