

1207 S 35TH ST COUNCIL BLUFFS, IA



FREESTANDING RESTAURANT REAL ESTATE
2.15 ACRES | EXPANSION POTENTIAL
OFFERED AT \$1,690,000



Dining Room Seats 80

- Investment Highlights
- Real Estate + FF&E Included
 - Opportunity Zone

Underutilized 230-Seat Facility
with Operational Upside



Private Booths & Bar Area

Cap Rate 4.9% as Owner Operated
with limited hours
Approx. 11.6% Adjusted at Asking

ABOUT THE PROPERTY

Building Size: 4,167 Sq ft

Parking: 46 Stalls

Site: 2.15 Acres

Land to Expand

High Traffic Corridor

CO-BROKERAGE WELCOMED | FULL OFFERING
MEMORANDUM AVAILABLE UPON NDA

Exclusively Offered By:

Andi Coziahr
402.578.8680

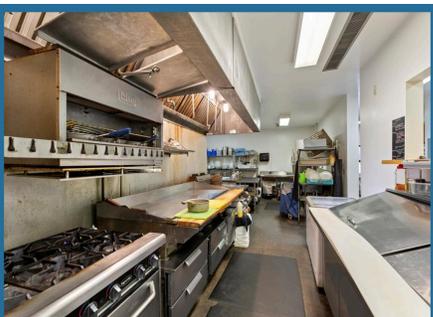
andi.coziahr@betterbluffs.com



Covered Patio Seats 80

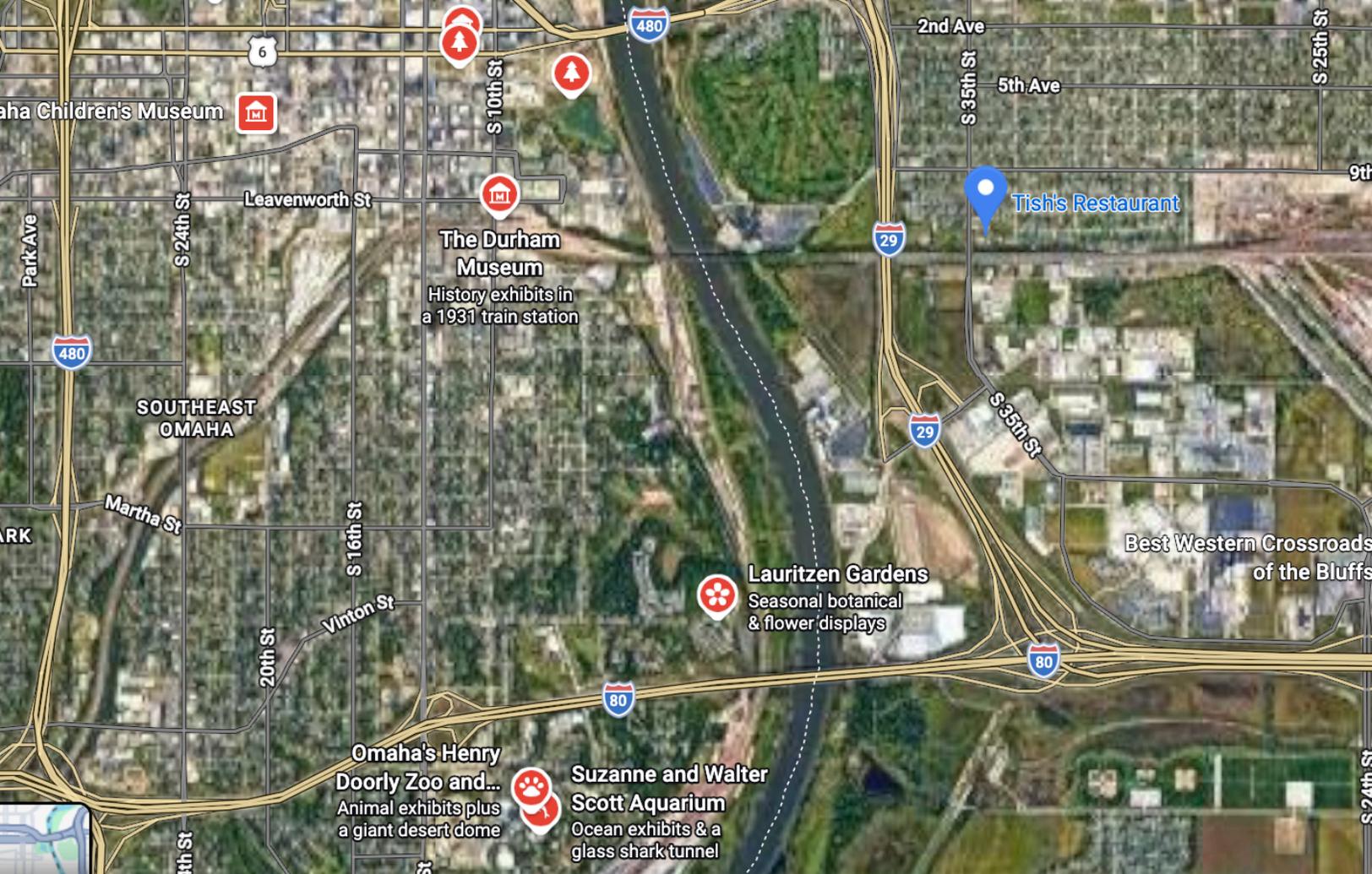


Banquet Room Seats 70



Andi Coziahr
Realtor® - Licensed in IA & NE

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COMMERCIAL™



ABOUT THE AREA

- Immediate access to I-29 & I-80
- Minutes to Downtown Omaha - Charles Schwab Field & CHI Venue
- Proximate to regional casinos and youth sports complex
- Surrounded by residential density



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