



COMMERCIAL
PROPERTIESSM



**Hawkeye Farm
Mgmt & Real Estate**

MONROE COUNTY, IOWA

**Commercial Building For Sale
200 Highway 34 West, Albia, IA 52531**

\$350,000



PROPERTY DETAILS

- Nice Level Lot
- 2,763 Total Inside Square Feet
- Slab Foundation
- Large Commercial Kitchen with Ample Storage
- Spacious Dining Area
- Large Front Entry/Breezeway/Order Window
- 2 New Half Bathrooms (Separate Men/Women)
- LVT, Carpet & Ceramic Tile Flooring
- Located Near Albia Hy-Vee & Family Dollar
- Annual Taxes \$6,262
- Selling in as-is condition
- Busy Highway Access
- 28 + Parking Spaces

Many New Updates in 2017 Including:

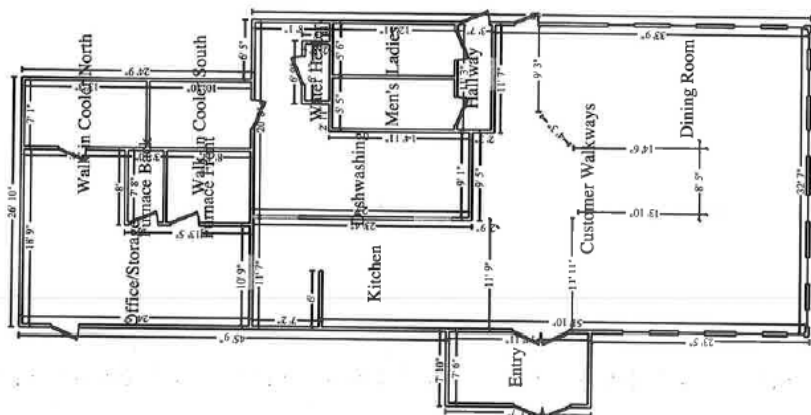
- Asphalt Shingle Roof
- Gas Forced Air Furnace
- Gas 73 Gallon Hot Water Heater
- Central Air Conditioning
- Plumbing
- Electrical
- Windows
- Doors
- Walls (Fireproof)
- Fire Suppression system

More Details Available Upon Request

EQUIPMENT

- (1) Six Burner Oven - Gas
- (3) Fryers - Gas
- (1) Pizza Oven - Gas
- (7) Prep Station Tables
- (1) Electric Prep Station w/ Refrigerator
- (12) Storage Racks
- (1) 60 Quart Hobart Mixer
- (1) Salad Bar - Electric
- (1) Pizza Bar - Electric
- (2) Rolling Shelving Units
- (8) Booths with Tables
- (8) Tables, (32) Chairs & (2) Highchairs
- (1) TV Menu Board / Monitor
- (3) TV Monitors
- (1) Walk In Freezer
- (1) Walk In Cooler
- (2) Deep Freezers
- (2) Drink Coolers
- Security System
- Cash Registers (Apple)
- Separate Office with Desk & File Cabinet
- Pop Machine & Dishwasher are Leased

BUILDING SKETCH



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**COMMERCIAL
PROPERTIES**

PROPERTY IMAGES: 200 HIGHWAY 34 WEST, ALBIA





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"Serving Southern Iowa & Northern Missouri Since 1989."



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