



**PRICED AT  
\$149,900**



## 602 G Ave. Grundy Center

Restaurant and retail owners take note! Surrounded by businesses such as Casey's, Little Prairie Girl, NAPA Auto Parts, and The Landmark Bistro, the property is at the epicenter of the Grundy Center retail corridor. Enjoy high traffic counts and great visibility. The 4,000 sq. ft. of main level space is perfect for a restaurant and even has a hood in place! Full, unfinished basement and attic provide additional storage space. On street parking for staff and clients. Contact Chris Fischels for additional information.

## PROPERTY SPECS

Type	:Retail
Status	:For Sale
Available Sq. Ft.	:8,000
Zoned	:C-1
Year Built	:1900
Lot Size	:0.09 acres
Net Taxes	:\$3,568.00

\*Taxes based on assessed value of \$186,410 and includes business tax credit

- Located in the main retail corridor of Grundy Center



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**CHRIS FISCHELS**

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# INTERIOR PHOTOS



The information contained herein is believed to be accurate but is not guaranteed.

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## FISCHELS

COMMERCIAL & RESIDENTIAL

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# DEMOGRAPHICS

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Population	2,696
Median Age	44.7
Homeowners	77.7%
Average Household Income	\$71,613
Education: Bachelor's Degree or Higher	20.01%

## TRAFFIC COUNTS

G Avenue	6,200 cpd
Hwy 14	3,590 cpd



<http://worldpopulationreview.com/us-cities/grundy-center-ia-population/>



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