### REDUCED

# 602 G Ave. Grundy Center

FOR SALE

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.

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

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



CHRIS FISCHELS 319-830-5000 chris@CRFRE.com

## **PROPERTY SPECS**

**VETERINARY** CLIN

**PRICED AT** 

\$109,900

- Located in the main retail corridor of Grundy Center
- Impressive traffic counts and high visibility.



## **INTERIOR PHOTOS**













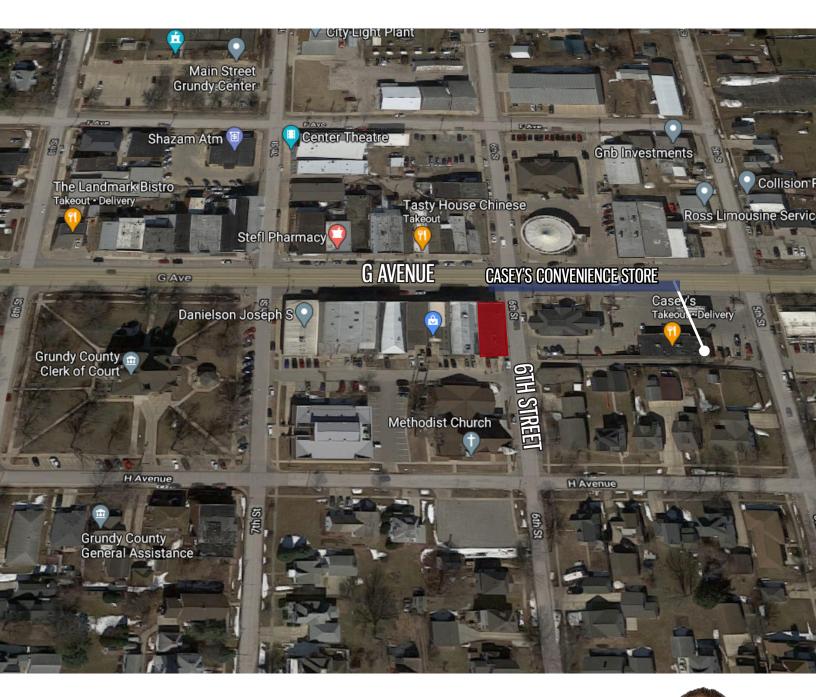


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#### AERIAL





#### CHRIS FISCHELS

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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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