

# Retail PROPERTY FOR SALE

## 305 E Broadway St. Council Bluffs, IA 51503

### Property Highlights

- \$315,000
- 5,536 SF
- 0.19 AC
- 10 Off Street Parking Spots - Front Door
- Pylon Sign
- High Traffic Volume
- Potential Apt. Has Been Roughed In - 2nd Floor!
- Updated Heating & AC- 5 Years
- Newer Roof- 30 Year Warranty- Patch & Re-Coat Flat Roof With Duck Coat Liquid (5/22/2020)
- Includes Mezzanine!

### Offering Summary

Land SF:	8,228 SF
Sale Price	\$315,000
Year Built	1974
Building Size	5,536 SF
Zoning	C-3
Traffic Count	5,207
Property Taxes	\$4,892



▶ SCAN ME

## Drone Video!

Listed By:

**Michael J. Blackmon**

Cell: (402) 981-7337

Mike.Blackmon@bhhsambcommercial.com

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

# PROPERTY DETAILS

## For Sale: \$315,000

## 305 E Broadway St.

### Council Bluffs, IA 51503

### Property Details

Property Type	Retail
Zoning	C-3
Lot Size	0.19 AC
Traffic Count	5,207
Cross Streets	E Broadway & State St.

### Parking & Transportation

Parking Type	Asphalt
Parking Spaces	10

### Utilities & Amenities

Central HVAC	Main Floor
Restrooms	2

### 1st Floor

	East Building	West Building
Square FT	1,542	1,226
HVAC	Combination HT/A-C	Combination HT/A-C
Ceiling Height	9"	8"
Canopy	435 SF	162 SF
Roof	Rubber Membrane/ Wood	Wood Shingle/Wood Deck
Bathrooms	0	2
Mezzanine		224 SF 224 SF

### Location Information

Building Name	Midwest Sporting Goods
Street Address	305 E Broadway St.
City, State, Zip	Council Bluffs, IA 51503
County/Township	Pottawattamie

### Building Information

Building Size	5,536 SF
Building Class	C
Number of Floors	2
Footprint	2,768 SF
Year Built	1974
Construction	Concrete Block/Frame

### 2nd Floor

	East Building	West Building
Square FT	1,542	1,226
HVAC	None	None
Ceiling Height	7'	Roughed In For Apt.

### Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	12,586	51,657	85,176
Households	5,222	20,491	34,340
HH Income	\$57,090	\$66,294	\$72,635

Listed By:

**Michael J. Blackmon**

Cell: (402) 981-7337

Mike.Blackmon@bhhsambcommercial.com

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

Berkshire Hathaway HS | Ambassador Real Estate Commercial Division  
331 Village Pointe Plaza  
Omaha, NE 68118  
402-547-5062

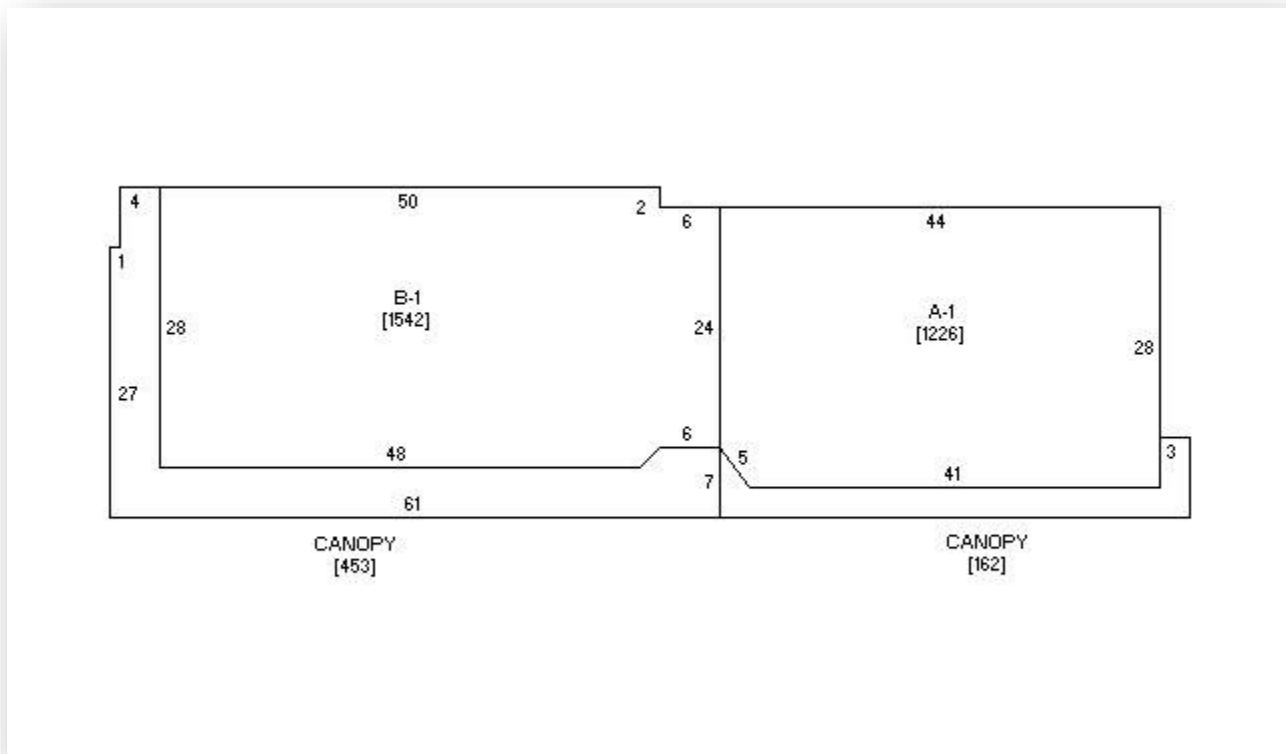
**BERKSHIRE  
HATHAWAY** | Ambassador  
HomeServices Real Estate

COMMERCIAL DIVISION

# BUILDING LAYOUT

For Sale: \$315,000

305 E Broadway St.  
Council Bluffs, IA 51503



Listed By:

**Michael J. Blackmon**

Cell: (402) 981-7337

[Mike.Blackmon@bhhsambcommercial.com](mailto:Mike.Blackmon@bhhsambcommercial.com)

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

Berkshire Hathaway HS | Ambassador Real Estate Commercial Division  
331 Village Pointe Plaza  
Omaha, NE 68118  
402-547-5062

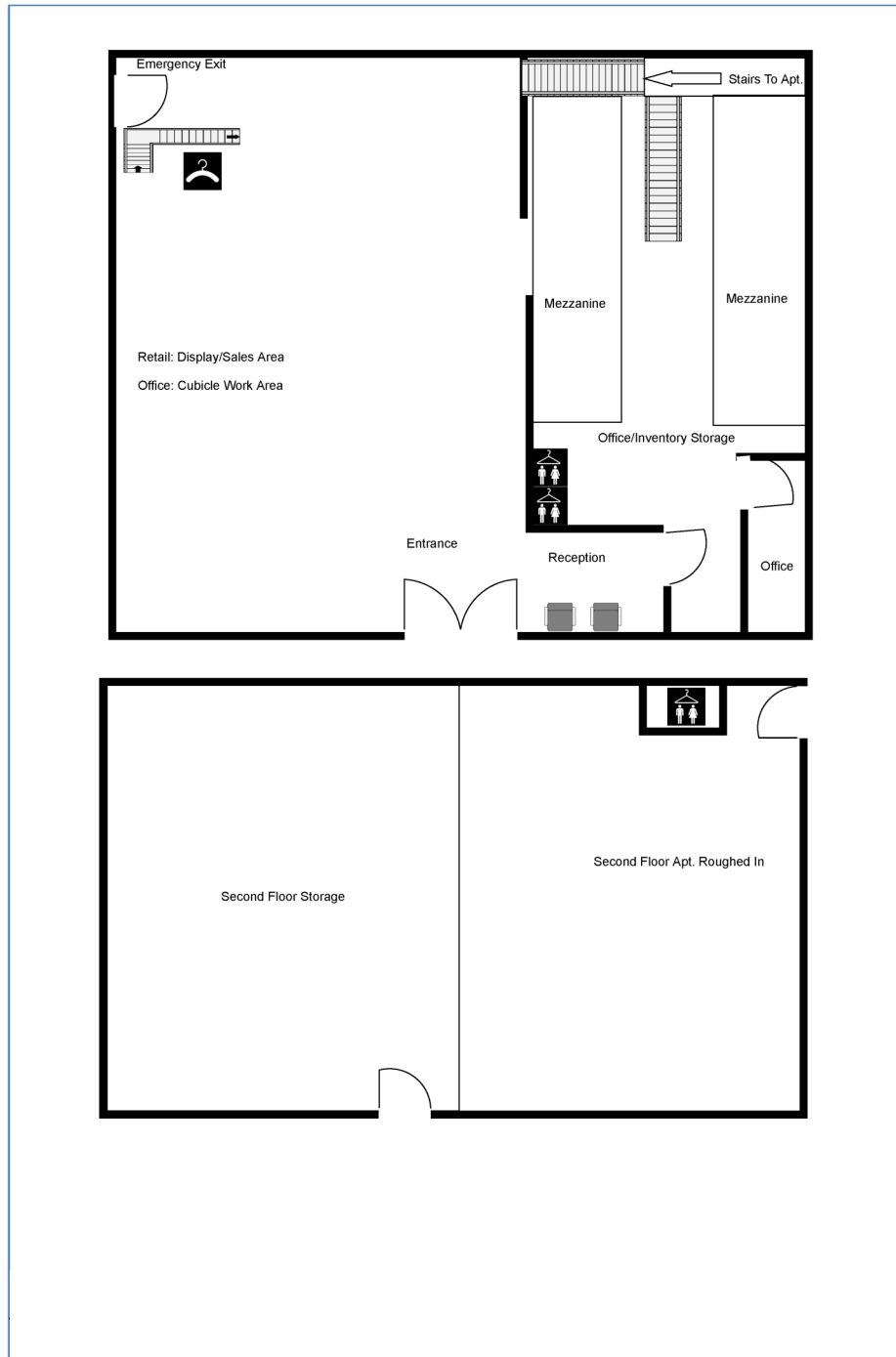
**BERKSHIRE  
HATHAWAY** | Ambassador  
HomeServices | Real Estate

COMMERCIAL DIVISION

# BUILDING SKETCH

For Sale: \$315,000

305 E Broadway St.  
Council Bluffs, IA 51503



Listed By:  
**Michael J. Blackmon**  
Cell: (402) 981-7337

[Mike.Blackmon@bhhsambcommercial.com](mailto:Mike.Blackmon@bhhsambcommercial.com)

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

Berkshire Hathaway HS | Ambassador Real Estate Commercial Division  
331 Village Pointe Plaza  
Omaha, NE 68118  
402-547-5062

**BERKSHIRE  
HATHAWAY** | Ambassador  
HomeServices | Real Estate  
COMMERCIAL DIVISION

# RETAILER AERIAL

## For Sale: \$315,000

305 E Broadway St.  
Council Bluffs, IA 51503

Subway
Mrs. Fields
Scooter's
Home Instead Senior Care

TACO BELL
JIMMY JOHN'S
BLIMPIE
TCC Wireless
Taco Johns



Listed By:

**Michael J. Blackmon**

Cell: (402) 981-7337

[Mike.Blackmon@bhhsamb.com](mailto:Mike.Blackmon@bhhsamb.com)

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

Berkshire Hathaway HS | Ambassador Real Estate Commercial Division  
331 Village Pointe Plaza  
Omaha, NE 68118  
402-547-5062

**BERKSHIRE  
HATHAWAY** | Ambassador  
HomeServices | Real Estate

COMMERCIAL DIVISION

# PLOT AERIAL

For Sale: \$315,000

305 E Broadway St.  
Council Bluffs, IA 51503



Listed By:  
**Michael J. Blackmon**  
Cell: (402) 981-7337

[Mike.Blackmon@bhhsambcommercial.com](mailto:Mike.Blackmon@bhhsambcommercial.com)

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

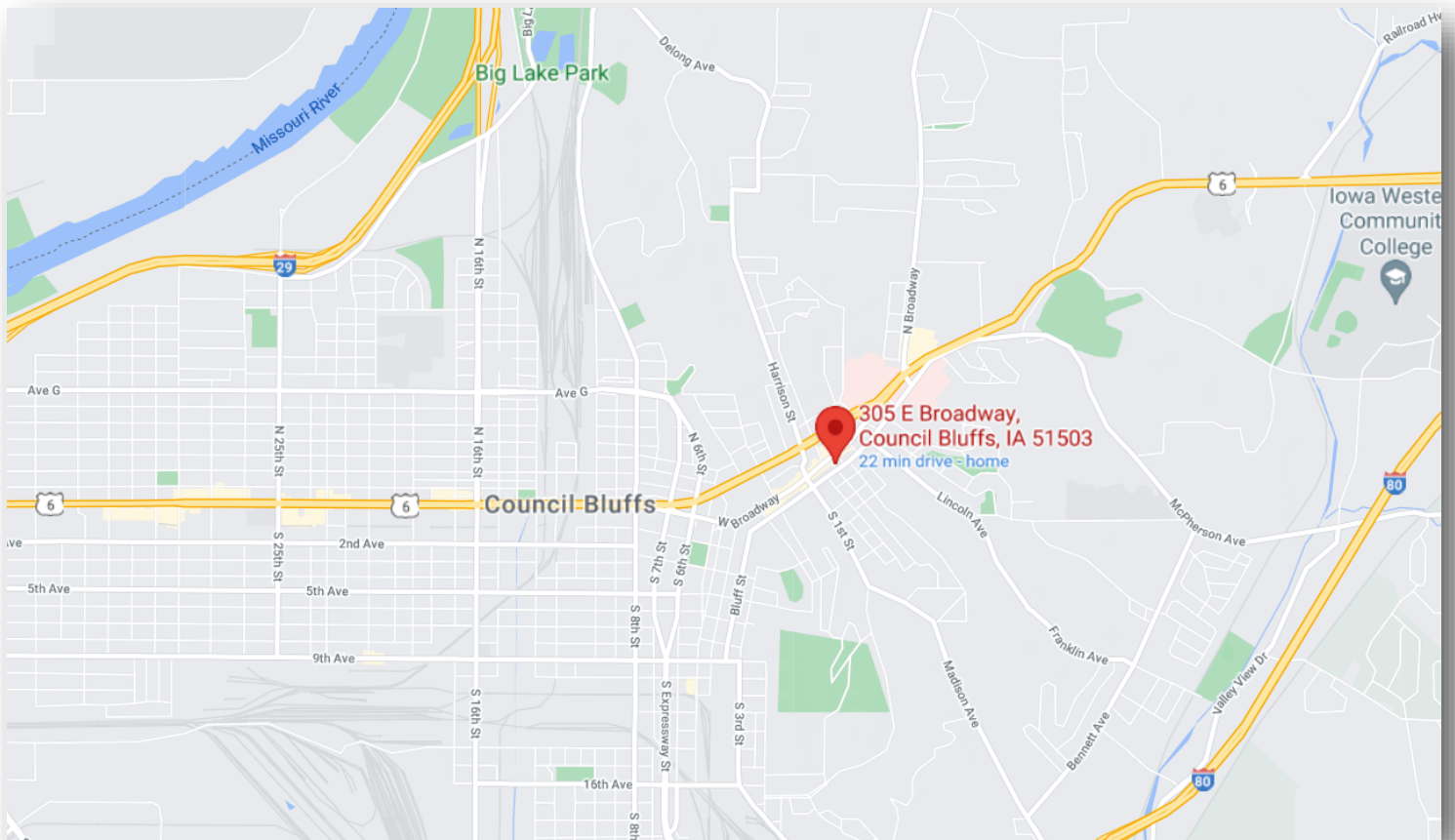
Berkshire Hathaway HS | Ambassador Real Estate Commercial Division  
331 Village Pointe Plaza  
Omaha, NE 68118  
402-547-5062

**BERKSHIRE  
HATHAWAY** | Ambassador  
HomeServices | Real Estate  
COMMERCIAL DIVISION

# MAP AERIAL

For Sale: \$315,000

305 E Broadway St.  
Council Bluffs, IA 51503



Listed By:

**Michael J. Blackmon**

Cell: (402) 981-7337

[Mike.Blackmon@bhhsambcommercial.com](mailto:Mike.Blackmon@bhhsambcommercial.com)

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

Berkshire Hathaway HS | Ambassador Real Estate Commercial Division  
331 Village Pointe Plaza  
Omaha, NE 68118  
402-547-5062

**BERKSHIRE  
HATHAWAY** | Ambassador  
HomeServices | Real Estate

COMMERCIAL DIVISION

305 PHOTOS  
For Sale: \$315,000

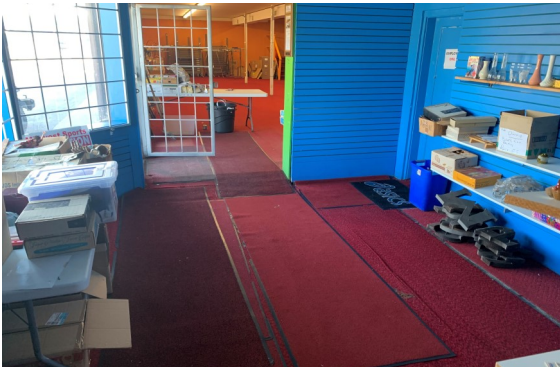
305 E Broadway St.  
Council Bluffs, IA 51503



Main Display Floor



Main Entrance



Reception



Storage



Potential Apartment



Main Floor Office & Inventory Storage

Listed By:

**Michael J. Blackmon**

Cell: (402) 981-7337

[Mike.Blackmon@bhhsambcommercial.com](mailto:Mike.Blackmon@bhhsambcommercial.com)

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

Berkshire Hathaway HS | Ambassador Real Estate Commercial Division  
331 Village Pointe Plaza  
Omaha, NE 68118  
402-547-5062

**BERKSHIRE  
HATHAWAY** | Ambassador  
HomeServices | Real Estate

COMMERCIAL DIVISION



# Potential Possibilities For Sale: \$315,000

305 E Broadway St.  
Council Bluffs, IA 51503



Daycare

\*Conditional Use Permit Required



Professional Office



Dance Studio



Pawn Shop



Clothing Store



Tattoo Shop

Listed By:

**Michael J. Blackmon**

Cell: (402) 981-7337

[Mike.Blackmon@bhhsambcommercial.com](mailto:Mike.Blackmon@bhhsambcommercial.com)

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

Berkshire Hathaway HS | Ambassador Real Estate Commercial Division  
331 Village Pointe Plaza  
Omaha, NE 68118  
402-547-5062

**BERKSHIRE  
HATHAWAY** | Ambassador  
HomeServices | Real Estate

COMMERCIAL DIVISION