

Retail Buildings FOR SALE

**111 W Main St.
Cedar Rapids, NE 68627**

Property Highlights

- \$180,000
- 16,000 SF
- 0.91 AC
- 5 Buildings
- Extra Lots/Land Available
- Operating Hardware Store & Lumberyard
- Sale Includes:
 - Turnkey Business
 - Inventory
 - Equipment
 - Real Estate
- Machine Shed With Large Machines/Tools



Offering Summary

Available SF:	16,000 SF
Sale Price	\$180,000
Year Built	1920
Lot Size	0.91 AC
Zoning	Commercial
Traffic Count	560

Listed By:

Brian Wragge & Ryann Kluthe

Cell: (402) 212-0199 & (402) 750-3370

Brian.Wragge@bhhsamb.com & Ryann.Kluthe@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.

PROPERTY DETAILS

For Sale: \$180,000

111 W Main St

Cedar Rapids, NE 68627

Property Details

Property Type	Retail
Zoning	Commercial
Lot Size	0.91 AC
Traffic Count	560
Cross Streets	W Main St & W Cedar St

Location Information

Building Name	Cedar Valley Home &
Street Address	111 Main St
City, State, Zip	Cedar Rapids, NE 68627
County/Township	Boone

Parking & Transportation

Parking Type	Street
Parking Spaces	Downtown Parking

Building Information

Building Size	16,000 SF
Building Class	C
Number of Floors	1
Year Built	1920

Utilities & Amenities

Central HVAC	Forced Air
Restrooms	1

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	329	376	471
Households	143	163	202
HH Income	\$79,990	\$82,710	\$87,589

Listed By:

Brian Wragge & Ryann Kluthe

Cell: (402) 212-0199 & (402) 750-3370

Brian.Wragge@bhhsamb.com & Ryann.Kluthe@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 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

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

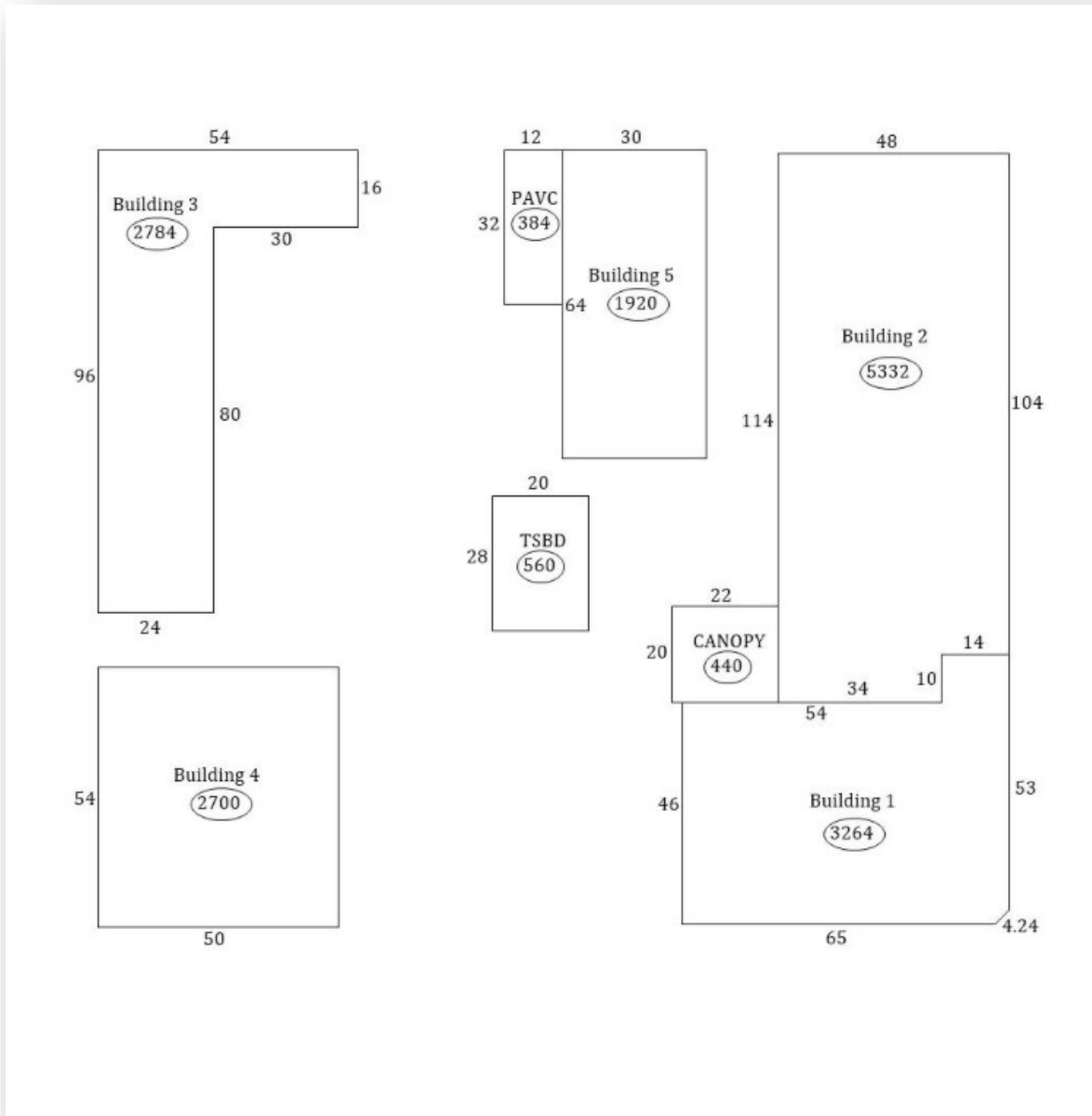
**BERKSHIRE
HATHAWAY** | Ambassador
HomeServices | Real Estate

COMMERCIAL DIVISION

BUILDING LAYOUT

For Sale: \$180,000

111 W Main St
Cedar Rapids, NE 68627



Listed By:

Brian Wragge & Ryann Kluthe

Cell: (402) 212-0199 & (402) 750-3370

Brian.Wragge@bhhsamb.com & Ryann.Kluthe@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

RETAILER AERIAL

For Sale: \$180,000

111 W Main St
Cedar Rapids, NE 68627



Listed By:

Brian Wragge & Ryann Kluthe

Cell: (402) 212-0199 & (402) 750-3370

Brian.Wragge@bhhsamb.com & Ryann.Kluthe@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.

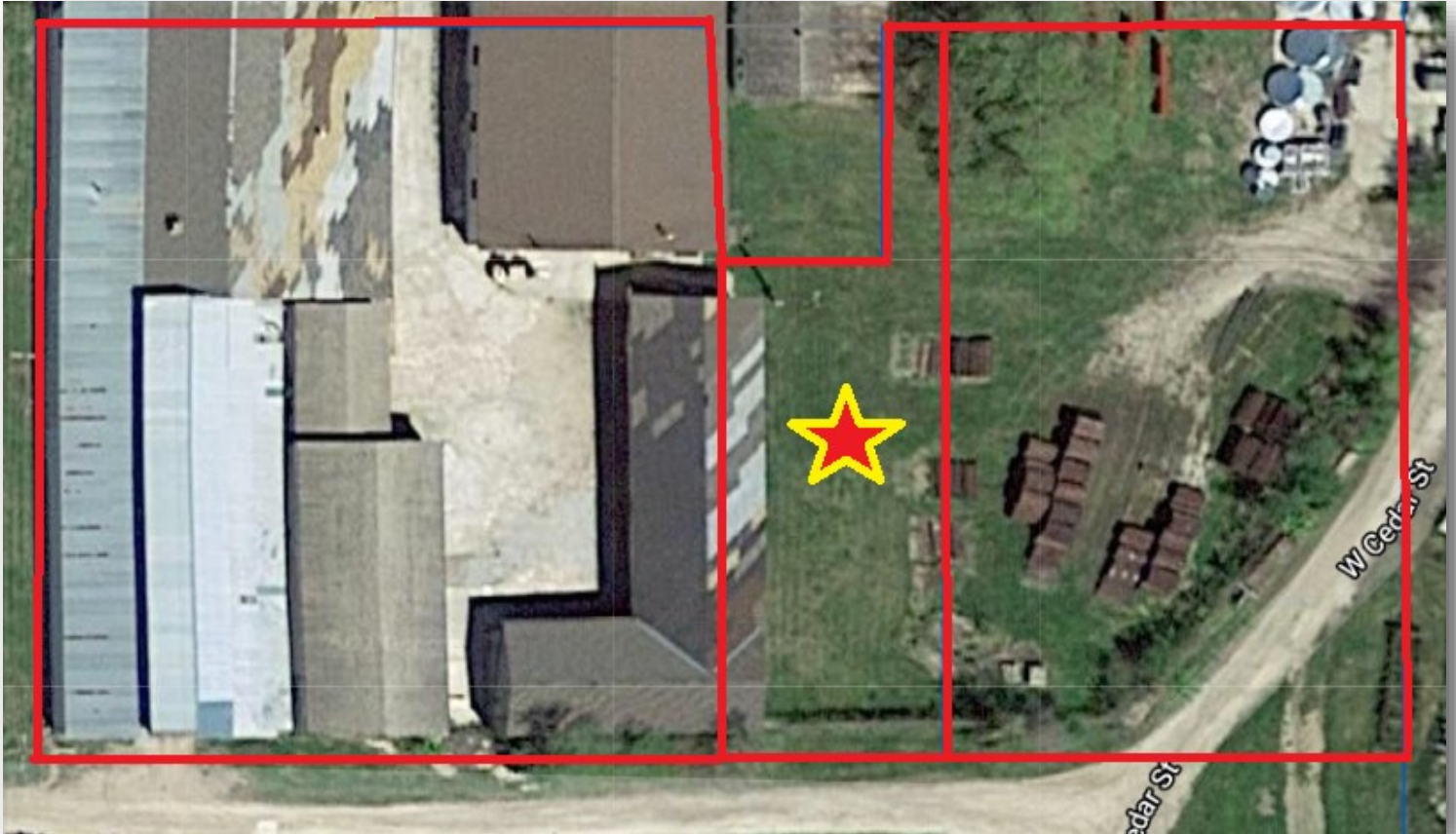
Berkshire Hathaway HS | Ambassador Real Estate Commercial Division
331 Village Pointe Plaza
Omaha, NE 68118
402-547-5062

**BERKSHIRE
HATHAWAY** | Ambassador
HomeServices Real Estate

COMMERCIAL DIVISION

PLOT AERIAL
For Sale: \$180,000

111 W Main St
Cedar Rapids, NE 68627



Listed By:

Brian Wragge & Ryann Kluthe

Cell: (402) 212-0199 & (402) 750-3370

Brian.Wragge@bhhsamb.com & Ryann.Kluthe@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.

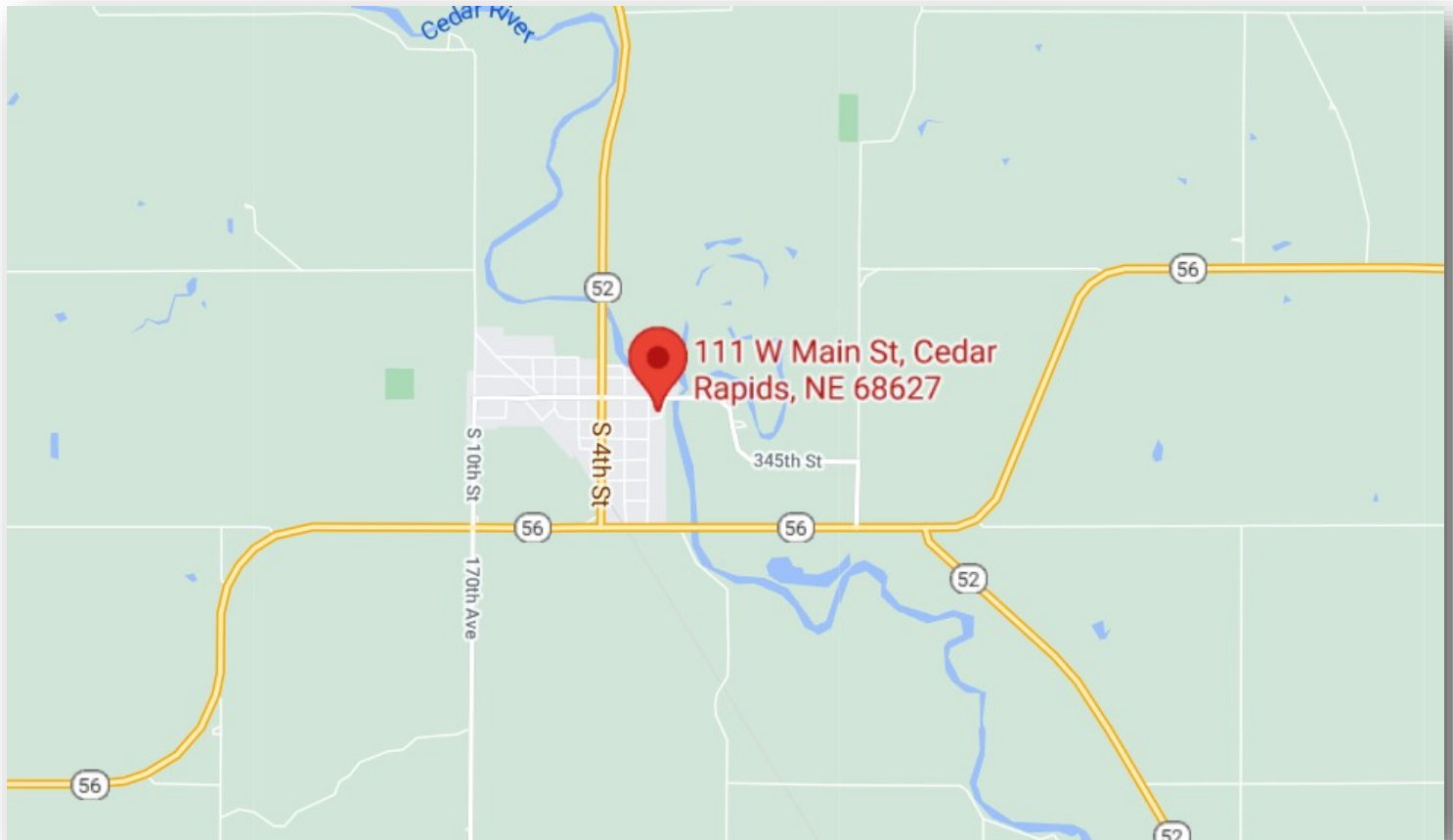
Berkshire Hathaway HS | Ambassador Real Estate Commercial Division
331 Village Pointe Plaza
Omaha, NE 68118
402-547-5062

BERKSHIRE | Ambassador
HATHAWAY | Real Estate
HomeServices

COMMERCIAL DIVISION

MAP AERIAL
For Sale: \$180,000

111 W Main St
Cedar Rapids, NE 68627



Listed By:

Brian Wragge & Ryann Kluthe

Cell: (402) 212-0199 & (402) 750-3370

Brian.Wragge@bhhsamb.com & Ryann.Kluthe@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

111 PHOTOS
For Sale: \$180,000

111 W Main St
Cedar Rapids, NE 68627



Listed By:

Brian Wragge & Ryann Kluthe

Cell: (402) 212-0199 & (402) 750-3370

Brian.Wragge@bhhsamb.com & Ryann.Kluthe@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