



Price Reduced

822 6th Avenue, DeWitt, Iowa

Sale price: \$249,000 \$199,000

Lease price: \$12 PSF, Gross

Property Features

- Built in 1907, property features a lot of history and charm
- Currently operating as a 99 person occupancy event venue with future events scheduled
- Sale price includes all existing FF&E's and transferable liquor license to approved buyer
- ADA elevator installed
- Other possible uses: wine bar, deli, small restaurant, lounge or office
- Lower level tenant (clothing boutique – 870 SF) with current lease of \$700/month included in sale purchase
- Option to lease 1,472 SF of space for \$12 PSF, Gross
- Tenant responsible for utilities and trash



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For Sale or Lease
Historical Space
Old DeWitt Library



Additional Features

- Total building size: 2,944 SF
- Available space: 1,472 SF
- MLS: 7037348, 7037347
- Zoned as Commercial (Retail or Office)
- Recently named 'Most Promising New Business' and 'Business of the Year' by the DeWitt Chamber and Development
- Preview building at www.oldlibrarydewitt.com

