



Nancy Kann

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123 A St

6,200 SF | 100% Leased | Retail Building | Mc Gregor, IA | For Sale



INVESTMENT HIGHLIGHTS

- Destination Restaurant & award-winning microbrewery + two high-end, turn-key, high-end Airbnb's.
- Centrally located in the Midwest, along the Great River Road National Scenic Byway
- On-site parking and multiple options
- Multi-millions in FF&E and impressive, custom renovations
- Sale includes all FF&E
- Over half a million annual visitors to McGregor, IA

EXECUTIVE SUMMARY

Destination restaurant and award-winning microbrewery for sale! Don't miss your opportunity to own this iconic property. The "Old Man" has been improved with multi-millions in impressive, custom renovations and finishes, including copper brew kettles built in Vienna Austria. The Old Man Restaurant is approximately 2,482 SF with seating for about seventy-five plus a beautiful outdoor patio with seating for an additional thirty guests. The bar features unique and custom finishes with seating for twenty and the brew house measures approximately 3,713 SF. There's ample parking with a large lot across the street and additional parking behind the facility. Recent awards earned: 2019 & 2021 Business of the Year. 2023 Best of the Best in Breweries Winner! Included in the sale are two high-end, fully turn-key Airbnb units offering full kitchens, fireplace, bedrooms, bathrooms, and amazing views of the Mississippi River. The Old Man is perfectly situated along the Great River Road National Scenic Byway in the tourist corridor of

McGregor, Iowa. Historic McGregor is a major tourist attraction with over half a million annual visitors from all over the world arriving to explore the historic downtown with mouthwatering food, antique shops, specialty shops, dining, live music, entertainment, art, gift shops, nature centers, fishing hotspots, or to enjoy and explore the natural beauty of Effigy Mounds and Pike's Peak State Park. Additionally, in July of 2022, McGregor, Iowa was designated as a new Iowa Cultural & Entertainment District for its well-identified, walkable, mixed-use destination with a high concentration of flagship cultural facilities (1 of only 16 Districts in the State). This unforgettable property is listed on the National Historic Register and was built in the 1880's by Diamond Jo Reynolds, where he used it as headquarters for his steamboat business, with a second-floor residence. Now is your chance to own a piece of Iowa history. Call about your tour today. Price negotiable.

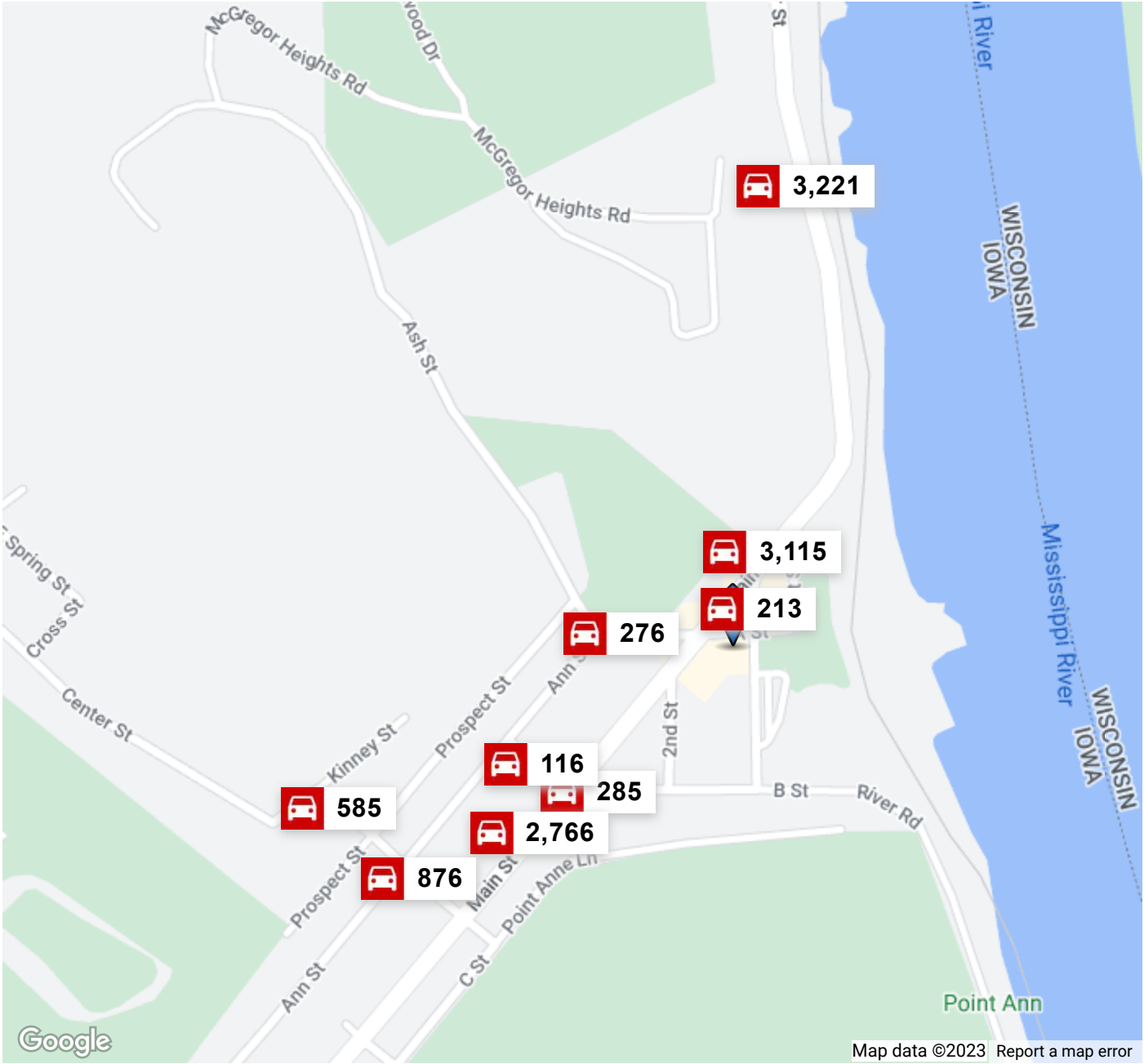
PROPERTY FACTS

Sale Type	Investment or Owner User
Property Type	Retail
Property Subtype	Restaurant
Building Size	6,200 SF
Building Class	B
Year Built	1880
Percent Leased	100%
Tenancy	Multiple
Building Height	2 Stories
Building FAR	0.41
Land Acres	0.35 AC
Zoning	Commercial

AMENITIES

- Corner Lot
 - Fireplace
 - Restaurant
- Roof Terrace
 - Air Conditioning

TRAFFIC



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
1st St	A St, S	213	2022	0.03 mi
Main St	1st St, SW	3,115	2022	0.07 mi
A St	Main St, E	276	2022	0.07 mi
B St	Main St, NW	285	2022	0.13 mi
3rd St	Main St, SE	116	2022	0.15 mi
Main St	3rd St, NE	2,766	2022	0.18 mi

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
4th St	Ann St, NW	876	2022	0.26 mi
4th St	Kinney St, NW	585	2022	0.28 mi
IA 76	McGregor Heights Rd, W	3,258	2020	0.31 mi
River Street	McGregor Heights Rd, W	3,221	2022	0.31 mi

PROPERTY TAXES

Parcel Number
22-34-22-477-009
Land Assessment
\$32,100
Improvements Assessment
\$470,898
Total Assessment
\$502,998

MAP OF 123 A ST MC GREGOR, IA 52157



ADDITIONAL PHOTOS



Outdoor Patio



Custom Details



IMG_3930



IMG_3936



IMG_3916



IMG_3914



IMG_3913



IMG_3917



IMG_3909



IMG_3912



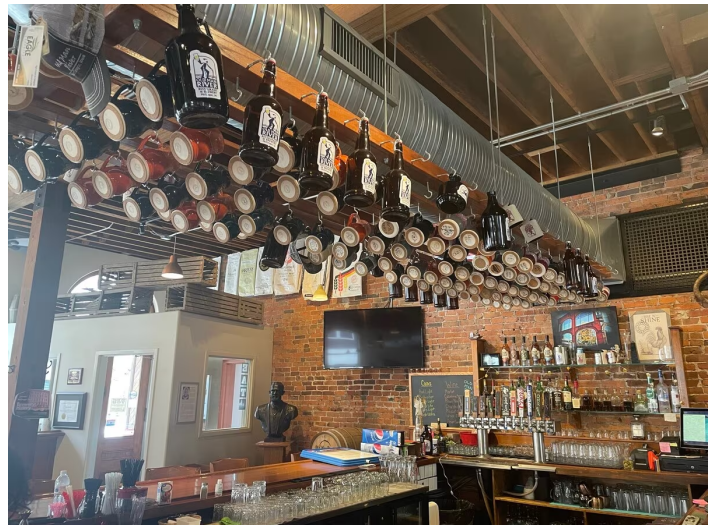
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Restaurant



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Old Man



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IMG_3929



IMG_3926



IMG_3906



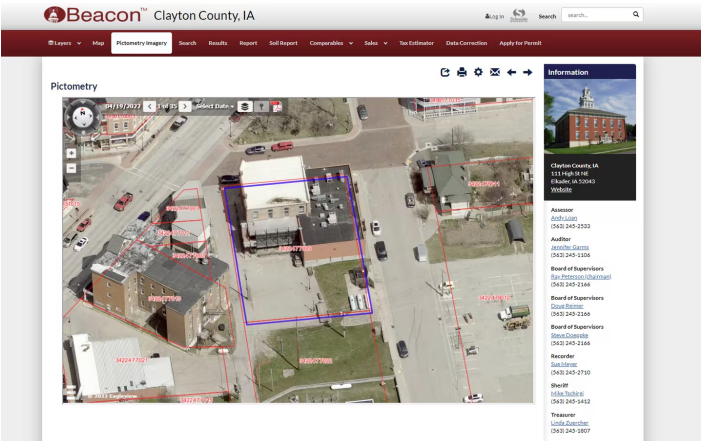
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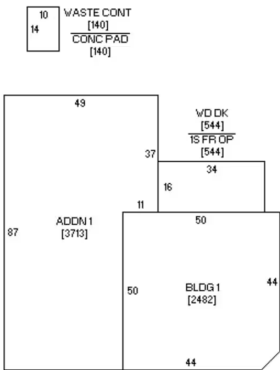
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Parcel Aerial



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Sketch by www.camavision.com

Assessor Floor Plan

Listing ID: 28318387 Date Created: 4/25/2023 Last Updated: 5/19/2023
 Address: 123 A St, Mc Gregor, IA

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