

COMMERCIAL SITES AVAILABLE ~ MCGREGOR, IA

Are you a promising Entrepreneur?

Can you see your small business along McGregor's beautiful Main Street?



Main Street | McGregor, IA | Photo by: Kathy Tilander-Doyle

Opportunities Abound!!!

The City of McGregor is located in the northeast corner of Clayton County in northeast Iowa. The Mississippi River borders the east side of McGregor with steep bluffs surrounding the rest of the community and gives McGregor its nickname “The Pocket City”. McGregor is located on State Highway 76, which becomes McGregor's historic and well-preserved 19th century Main Street through town and connects on its north and west sides of town with U. S. Highway 18. State Highway 76 is also part of The Great River Road, a national scenic byway that stretches 326 miles through Iowa, stretching a total of 3,000 miles from Canada to the Gulf of Mexico. McGregor is also an endpoint of the River Bluffs Scenic Byway, a 109-mile trip that winds through the bluff country in Clayton and Fayette counties, from the Mississippi River west of McGregor.

Please see the attached information on available properties in McGregor, IA. You will find the contact information listed along with a brief description of the property.

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226 Main Street | McGregor, IA 52157

Price reduced!! Commercial building for sale w/large store front! Has 2 apartments upstairs. Call today for a showing. Motivated seller! Property being sold "As Is".

LISTING AGENT:

KIMBERLY BROOKS

563.880.2029

kbrooks@alpinecom.net

www.brooksrealtyllc.com

COMMERCIAL SITES AVAILABLE ~ MCGREGOR, IA



258 MAIN STREET | MCGREGOR, IA 52157

Commercial building located right in the heart of downtown McGregor, Ia. Could house several businesses in the lower level. Spacious upstairs 2 bedroom apartment could be used for personal living quarters or rental income. Call today!!!

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238 MAIN STREET | MCGREGOR, IA 52157

Nice location within the business district. Three residential apartments in addition to the commercial space in the front of the building make this an attractive investment property or a great place to locate your business and supplement it with the rental income. Call now for an appointment to view this property.

LISTING AGENT:

FREEDOM AGENCY

106 South Main St., Monona, IA 52159 (563)539-2015 or visit us at
www.freedomagencymonona.com

Tom Neuhaus, Broker • Jim Moritz, Broker Associate

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236 MAIN STREET | MCGREGOR, IA 52157

Two story building at 236 Main St. Street level retail is 5,000+/- sf and includes some kitchen/restaurant fixtures, his and hers bathrooms, loading bay in back and partial covered patio on the sidewalk. Second level is accessed by private entry from street and contains two 2BR apartments. Parking lot directly behind 236 Main St. measuring 36' x 40' (approximately four parking spaces). The parking lot is contiguous to another parking lot and access is from the curb cut on Ann Street.

FOR SALE BY:

LYLE & BONNIE TROESTER (Owners)
319 4th Street, McGregor, IA
563.873.2505

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123 A STREET | MCGREGOR, IA 52157

The Old Man River Restaurant and Brewery (the "Old Man") is a restaurant and microbrewery located at 123 A Street, McGregor, Iowa. The Old Man is two blocks from the Mississippi River and just off the town's Main St. A large public parking lot is located across the street & off the back of the facility to provide ample parking for its guests. Over \$2.5 million invested in renovation projects. The restaurant/bar is 2500sf. The Brew House is 3700sf. There is guest seating for 76 in the restaurant and a large outdoor deck w/seating for 32. The bar seats 20.

LISTING AGENT:

KELLER WILLIAMS REALTY

Brad Long, Commercial Realtor | Clive, IA

4001 Westown Pkwy, West Des Moines, IA 52066

515.490.9592

<http://kwcommercialdesmoines.yourkwagent.com/>