

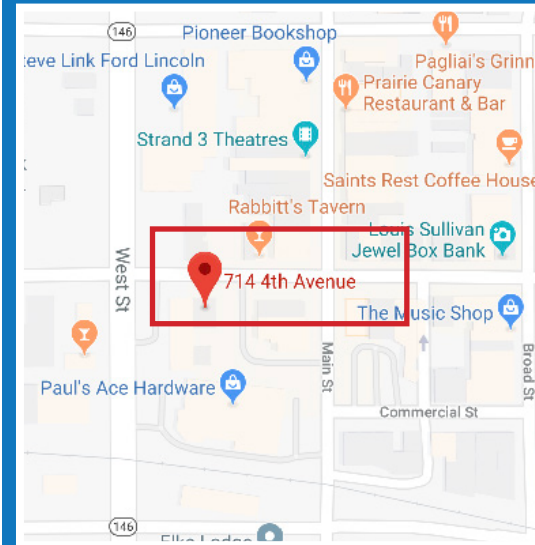
# FOR SALE OR LEASE

714 4TH AVE | GRINNELL, IA

POTENTIAL OFFICE SPACE, RESTAURANT, BAR, YOGA STUDIO, ETC.

## Property Details

With all of its character, prime location, large, open space, and complete renovation in 2019, this building is the perfect place to bring your dream business to life or your current business to a new location/remodel. The beautiful “Jewel of the Prairie” mural painted on the east side of the building is also a plus, as it gives the building more personality & creates an attraction for the Grinnell community.



## Features

- 2,800 SF
- Rent \$1,700/mo. + utilities
- Purchase price \$215,000
- Tenant Improvement Allowance Available
- Located Downtown Grinnell
- Unlimited Potential for a Variety of Businesses
- “Jewel of the Prairie” Mural



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