

*Parker Realty presents...*

## 229 Main Street McGregor, IA



<b>Listing Price:</b>	\$224,900	<b>Lot Size:</b>	25' x 100'
<b>Taxes:</b>	\$4192	<b>Year Built:</b>	1890
<b>School District:</b>	MFL/MAR-MAC	<b>Garage:</b>	
<b>Building Size:</b>	2340 sq ft	<b>Heat:</b>	Hot Water
<b>Bedrooms:</b>	2apts, 2 bedroom and 1 bedroom	<b>Bathrooms:</b>	2 upstairs and 2 downstairs

Parker Realty  
510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273  
Licensed in Iowa  
[www.danparkerrealestate.com](http://www.danparkerrealestate.com)

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<b>Basement:</b>		<b>Utilities:</b>	<b>City Utilities</b>
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**LISTING AGENT: Jeff "Ole" Olson 563-379-7167**

**"CRAZY CARL'S" is one of NE Iowa's most popular "HOT" spots among Bikers, Tourists, and local Friends. This Bar and Grill is just waiting for the PERFECT owner to step in and enjoy the past success that Carl has achieved.**

- **Not only does this successful bar have a "GREAT" Bar/Food business, but it also has 2 apartments upstairs-(1- Two bedroom and 1-One bedroom) that brings in \$850.00 rental income per month.**
- **PROVEN TRACK RECORD in bar and food sales over the past years.**
- **GREAT PROFIT POTENTIAL to be had with the right "NEW" owner.**

**This property won't stay on the market long as it is priced right and ready to sell "NOW". Call today!!!!!!!!!!**



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