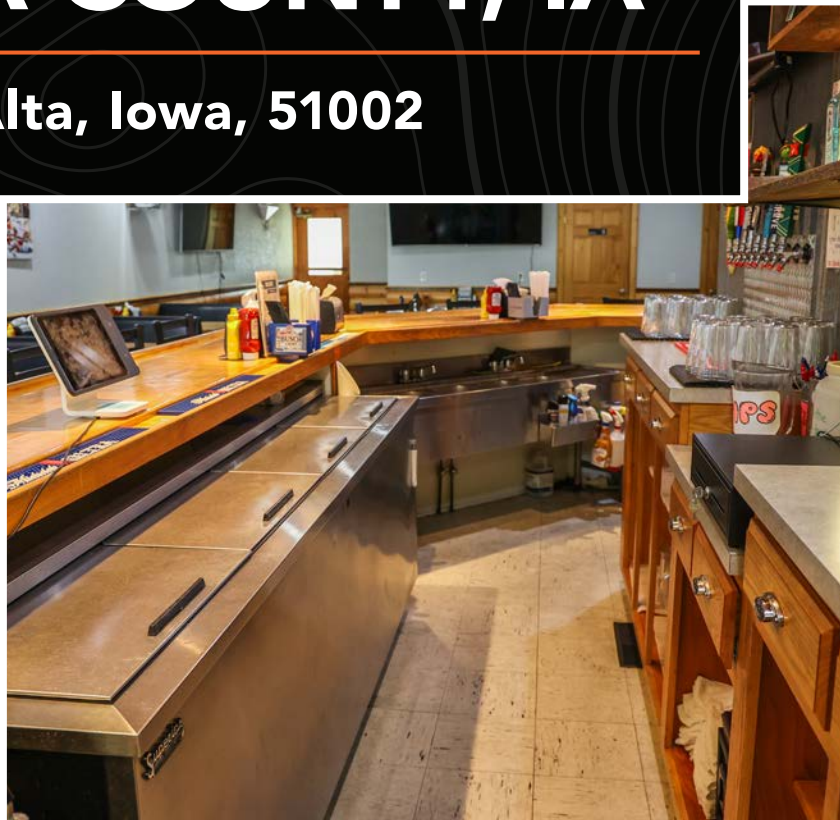


MIDWEST LAND GROUP PRESENTS



.1 ACRE
BUENA VISTA COUNTY, IA

208 S Main St, Alta, Iowa, 51002



MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY BAR AND GRILLE IN ALTA

Attention investors, entrepreneurs, and restaurant owners. Here is a fabulous opportunity to add to your portfolio, or begin something new! Located on the quaint Main Street in Alta, Bob's Sports Bar and Grille is a popular joint and a well-oiled machine ready for its next owner. With countless investments put into the building and equipment, not to mention the time spent building local rapport by hosting events like concerts and other fundraisers, this will be a highly supported and successful operation to take on. The expensive work is completed with new flooring, an AC unit, a water heater, updated

bathrooms, and more! The building received a new roof less than 3 years ago, and you can't miss the updated equipment/furnishings. What a neat place this will be to own! Located just 6 miles from Storm Lake, this place has loyal patrons from the surrounding area and fantastic local support. Turn the key, serve up some beverages, and enjoy the atmosphere and income! Please note, the listed price is for the business and the real estate. Showing by appointment only and pre-qualification/proof of funds is required. Please contact Andrea Larson at (319) 572-9260 to schedule your showing.



PROPERTY FEATURES

PRICE: **\$170,000** | COUNTY: **BUENA VISTA** | STATE: **IOWA** | ACRES: **.1**

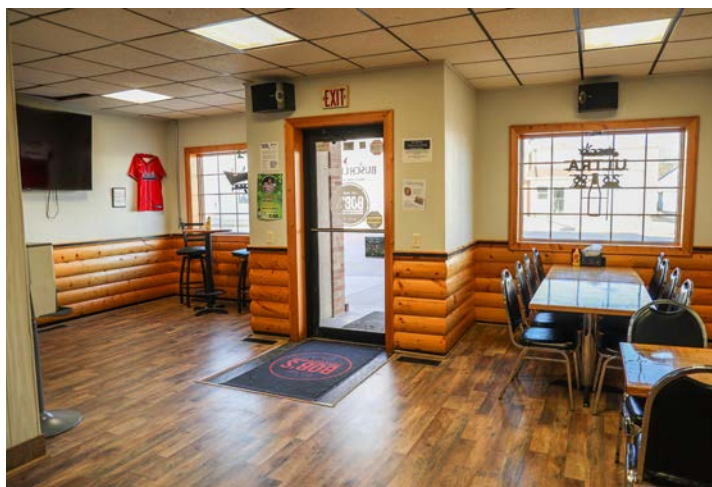
- New water heater
- New lift pump
- New AC unit
- New flooring
- New bar stools
- Functional basement
- Fresh paint
- Updated bathrooms
- 8 tap handles
- Camera security system included
- Business included in price listed
- 6 miles from Storm Lake
- 16 miles from Cherokee



NEW BAR STOOLS



BUSINESS INCLUDED IN PRICE



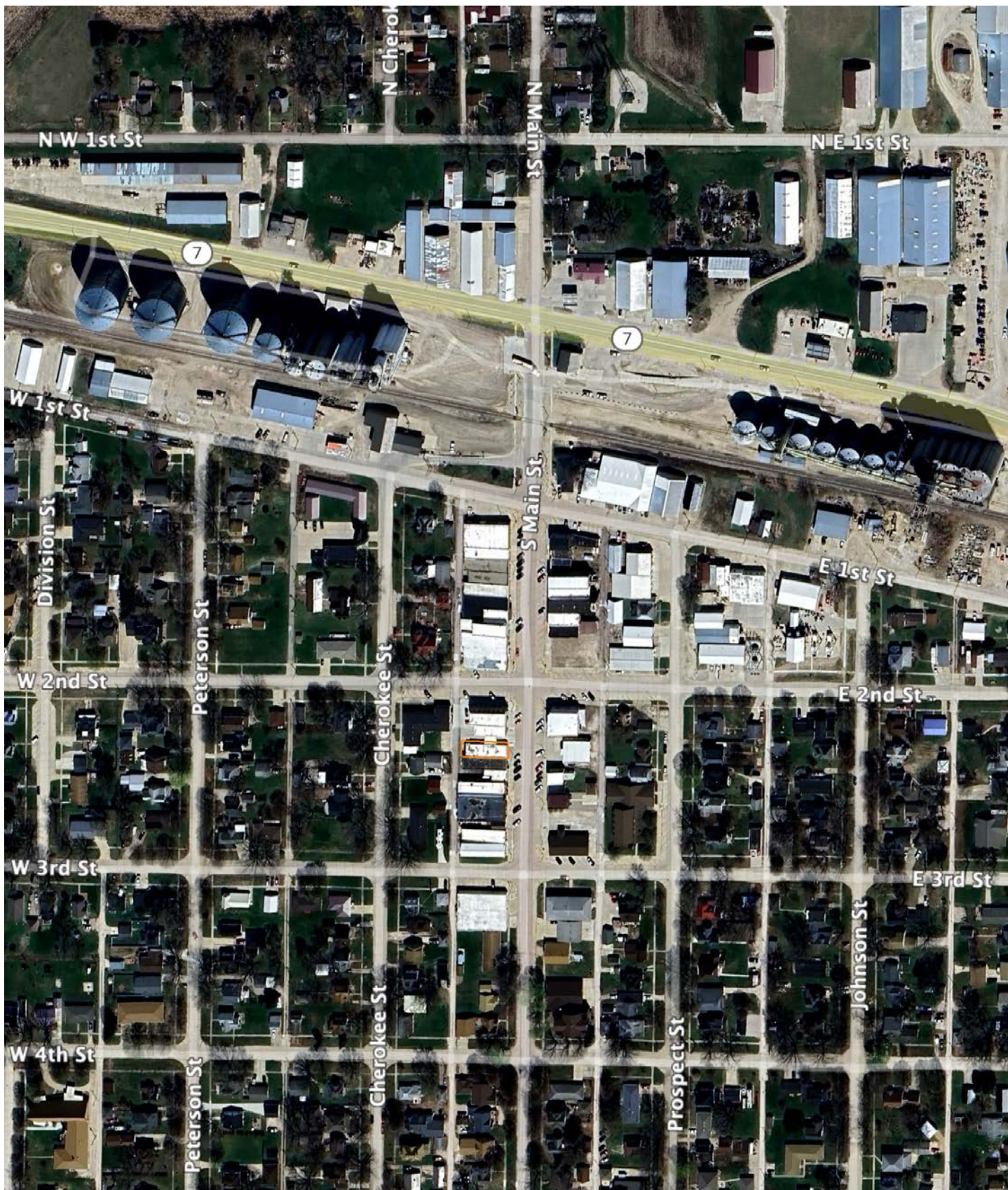
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Born and raised in Mediapolis, Iowa, Andrea Larson grew up on her family's farm where she first developed a passion for the outdoors and agriculture, and learned to appreciate and manage land and livestock. Her father sold land and real estate, and she holds fond memories of spending countless hours riding around with him, learning how to build relationships with clients and serve them well.

After graduating from Mediapolis High School, Andrea went to Wayne State College where she played collegiate basketball for four years and earned a Bachelor's of Business Administration degree with a focus in Agriculture. At Midwest Land Group, Andrea is able to leverage her passion for the outdoors while building relationships with like-minded individuals. Her business practices are rooted in her faith, with service to others as her motivator, and always operates with integrity, trust and respect. She goes out of her way for her clients, doing all she can to ensure that they achieve their land ownership goals.

Andrea is an active member of Meriden Evangelical Free Church and serves as a youth group leader. She likes to spend as much time outdoors as possible, often seeking out new hiking trails and kayaking routes, trap shooting and camping off-grid. She has a large garden plot that she produces from and has a goal of becoming as self-sustained as possible.



ANDREA LARSON,
LAND AGENT
515.368.6007
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MidwestLandGroup.com

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