

FOR SALE



Bar & Grill For Sale

6315 West Kimberly Road, Davenport, IA 52806

TheHawkeyeGroup.com



Property Features

- **Sale Price: \$325,000**
- Historical bar & grill located in NW Davenport. Large outdoor patio. Great access for Urban and Rural customers
- Numerus updates that include a renovated kitchen, 1,200-gallon outdoor grease trap and added building insulation
- Perfect investment for a hands-on family business
- Zoned C-1 General Commercial

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HAWKEYE
COMMERCIAL REAL ESTATE

1850 E. 54th Street • Davenport, Iowa 52807 • Office: 563.344.4295 • www.TheHawkeyeGroup.com

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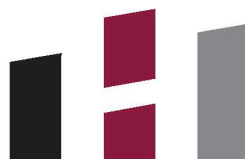
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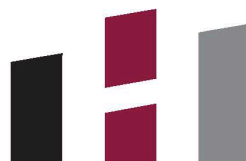
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FOR SALE

Property Type: Retail

Address: 6315 W Kimberly Rd, Davenport, IA

Location: SWC W. 60th Street and W. Kimberly Road

Potential Use: Commercial Bar/Restaurant

Owner: KNIK, LLC

Building Size: 1,588 s.f. **Building Age:** 1964

Available S.F.: 1,588 s.f. plus 900 s.f. metal garage.

Parcel: V0649-13, V0649-14 & V0649-22 www.scottcountyiowa.com

Lot Size: 1.16 ac's +/- 50,676 s.f. Irregular

Tax Incentives: Unknown

Access: Dual access from West Kimberly & 60th Street

General Description: Turnkey Historical Bar & Grill with customer base from Urban & Rural. Single story commercial restaurant that is 1,588 s.f. with a dry 1,444 s.f. basement. Building is well-maintained and in above average condition. Exterior features a large, partially covered patio with a 900 s.f. detached all metal garage. Interior features a large bar, seating area, game area, private room and two half baths. Completely renovated kitchen, new 1,200-gallon outdoor grease trap and added insulation. Perfect investment for a hands on family business.

Zoning: C-1 General Commercial

Parking: 50+

Traffic Count: 6,100 CPD

Sale Price: \$325,000

Lease Rate: N/A

Lease Type: N/A

Pass Thru Cost: N/A

Term: Conventional / Cash

Occupancy: Negotiable

Property Tax: \$4,296 / 2020 assessment.

Probstei Inn
6315 W Kimberly Rd, Davenport, IA

