



CALIBER
COMPANY



FOR SALE

120 W BROADWAY AVE, FAIRFIELD, IA 52556

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**120 W Broadway Ave
Fairfield, IA**

FOR SALE



PROPERTY DESCRIPTION

Fairfield, IA is characterized as a vibrant and close-knit community with small-town charm. The downtown square is alive with buildings around the square ranging from 19th-century Queen Anne brick storefronts to a few Art-Deco facades. They lean toward a “hodgepodge” style, but the result is charming and full of life – shops, wellness venues, bookstores, ethnic eateries, and more. Since being designated an Iowa Cultural & Entertainment District (2005, renewed 2018), Fairfield’s main square has regularly hosted events: “First Fridays” art walks, summer concert series, sidewalk gatherings, and a holiday light ceremony where the entire square is decked out in festive displays.

120 W Broadway is large mixed use commercial building just off the vibrant downtown square. The building offers over 9,500 sqft with the current use as a restaurant which has been in operation for 32 years. Up stairs are 2, 2 bedroom apartments for additional income. The property does have a full and usable basement for storage and an overhead door for deliveries. All the restaurant furniture, fixtures and equipment can be included in the purchase of the building.



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OFFERING SUMMARY

Price:	\$580,000
Building Size:	9,562 SF
Year Built:	1945
Zoning:	Mixed Use





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ADDITIONAL PHOTOS





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LISTING AGENTS



COMMERCIAL AGENT

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