

DESTINATION OPPORTUNITY

Hospitality | Entertainment | Events



1207 S 35th Street Council Bluffs, IA

Minutes from Downtown Omaha - Immediate I-29 & I-80 Access

Real Estate + FF&E + Inventory Included

4,167 SF | 2.15 Acres | \$1.69 M

AT A GLANCE



Asking Price:

\$1,690,000

Building:

4,167 SF

Site:

2.15 Acres

Parking:

Approx. 46 Spaces

Included:

Real Estate

FF&E

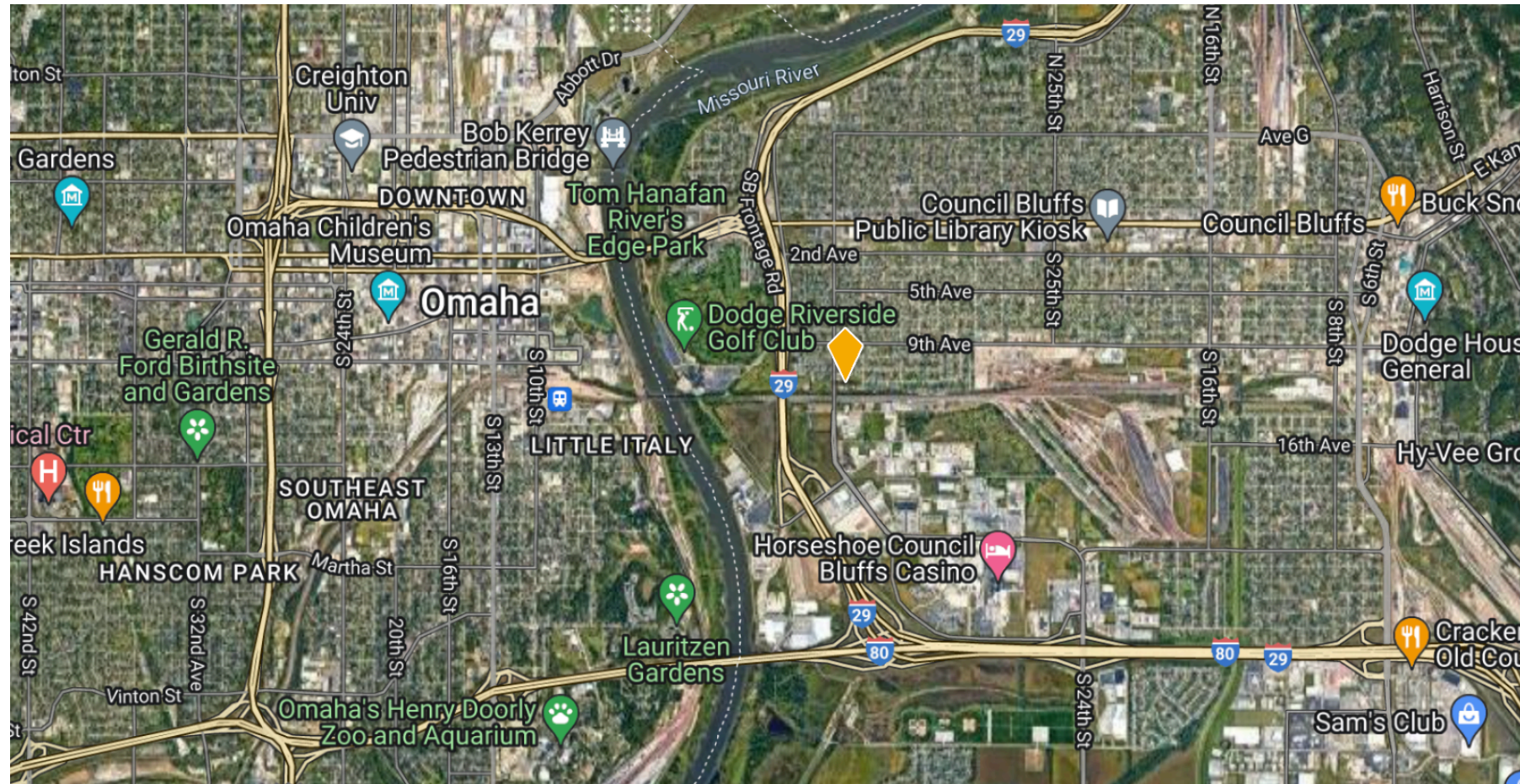
Inventory

Why This Property Works:

Commercial kitchen and bar | Dedicated banquet/event room | Covered outdoor patio
Ample on-site parking | Minutes from Downtown Omaha | Immediate access to I-29 & I-80
Excess land for future expansion | Business name excluded, allowing a new concept or brand

What this really means: The existing commercial kitchen, banquet room, patio, and infrastructure allow the next owner to focus on growing a business rather than spending hundreds of thousands of dollars on a new build-out.

WHY THIS LOCATION WINS



Nearby Destinations

- Downtown Omaha
- Henry Doorly Zoo
- Charles Schwab Field
- CHI Health Center
- Horseshoe Casino
- Harrah's Casino
- Ameristar Casino
- Blue Galaxy
- Council Bluffs Youth Sports Complex

Minutes to Downtown Omaha | Immediate I-29 & I-80 Access
Entertainment Corridor | Regional Sports & Tourism
Hospitality Market | Omaha Metro Workforce

Located just minutes from Downtown Omaha, this property benefits from immediate interstate access, established tourism, entertainment destinations, and one of the region's strongest hospitality markets. Whether continuing restaurant operations or introducing a new concept, the location offers outstanding visibility and accessibility.

IMAGINE WHAT'S NEXT

One Property. Endless Possibilities.



Potential Uses

- Hospitality
- Catering
- Entertainment
- Brewery / Taproom
- Event Venue
- Sports Bar
- Private Club
- Restaurant

4,167 SF | 2.15 Acres | Commercial Kitchen | Banquet Room | Covered Patio

LET'S DISCUSS YOUR VISION FOR THIS PROPERTY.

Schedule a Private Tour Today.

ANDI COZIAHR

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