

For Sale

CBRE

# 108 E Washington

Monroe, IA 50170 | [www.cbre.com/desmoines](http://www.cbre.com/desmoines)



Retail

## Property Overview

Fully equipped golf simulator retail suite available for sale in the heart of Monroe, Iowa. This property includes two fully operating golf simulators open to the public with the opportunity for additional simulators to be installed with excess space in the rear of the suite. The business attracts many users from nearby towns as it is the only simulator within a 15 mile radius.

## Building Features

- + Located off the main square of Monroe with other businesses nearby
- + Exterior signage

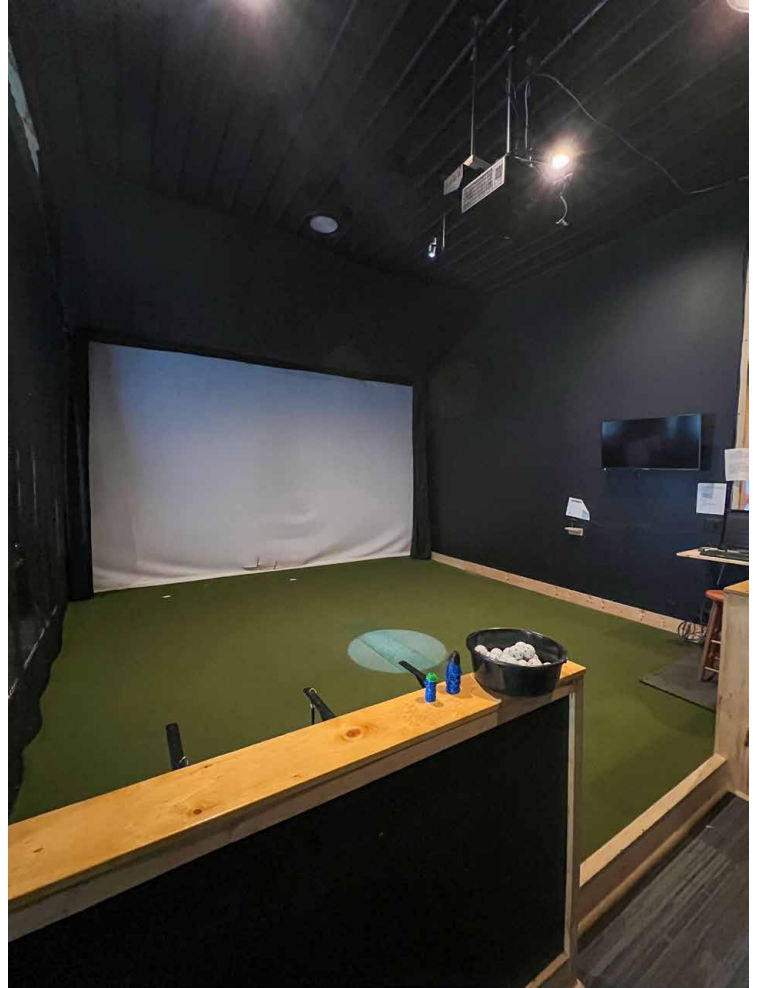
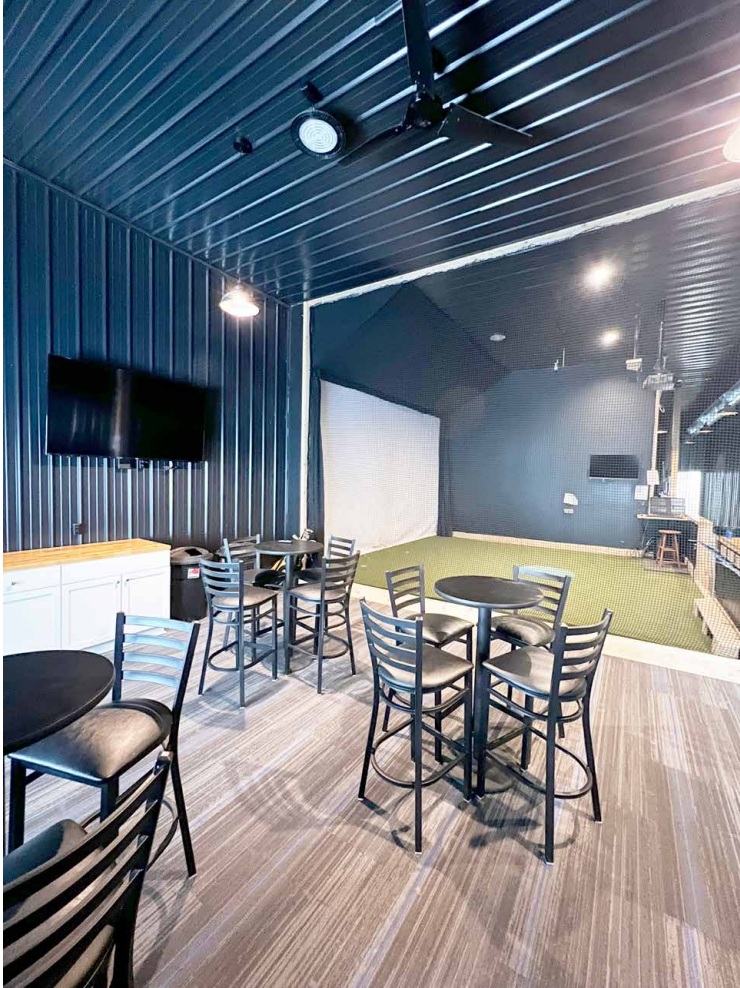
## Available Space

+ 2,596 SF

## Sale Price

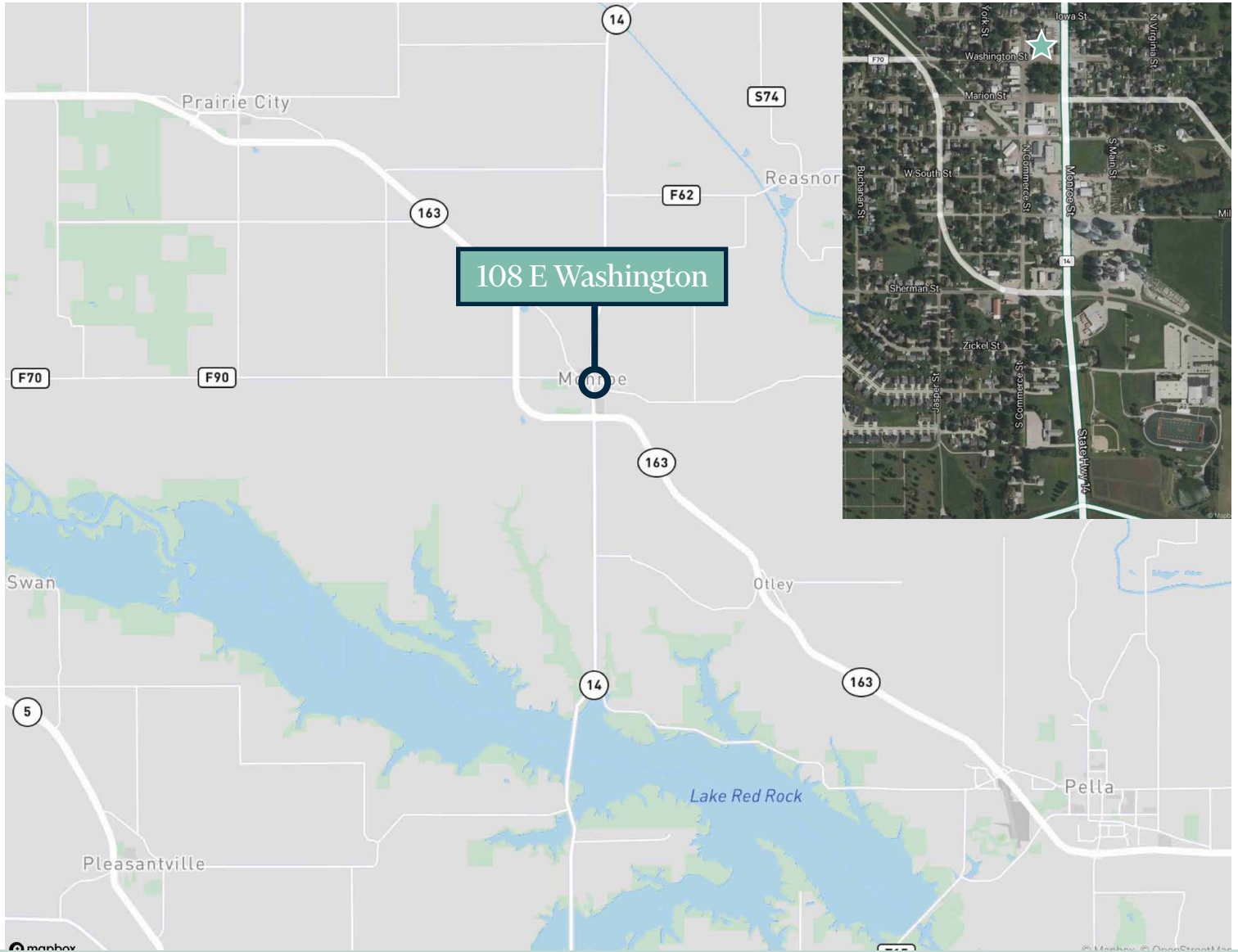
+ \$225,000

# Features



- + ProDataKey Cloud access control system
- + Launch Monitors
- + Projectors
- + Gaming PC's
- + One (1) 32 inch secondary monitor per bay
- + Lounging area includes:
  - Fridge
  - Microwave
  - Two (2) 70 inch Roku TVs
- + Restroom

# Location



## Contact Us

**David Eckley**

Vice President

+1 515 314 1715

[david.eckley@cbre.com](mailto:david.eckley@cbre.com)

Licensed in the State of Iowa.

**Drew Rosonke**

Sales Associate

+1 515 612 5494

[drew.rosonke@cbre.com](mailto:drew.rosonke@cbre.com)

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