

Commercial Listing - Ongoing Operation



**Frederika's Stein & Dine
109 3rd Street
Frederika, Iowa**

Owners want to retire and have elected to list this property as a "Turn Key" operation. All of the necessary equipment and fixtures to be sold as one.

Seating for at least 125 patrons in the bar and dining areas combined. New well in 2007. A/C work done in dining room. Handicapped men's and women's restrooms as well as front entrance. Steel Roof. City sewer. Kitchen to include grill line with Broasters, pizza ovens, Newer ice cream machine. Walk in cooler. Bar to feature front and back bars, refrigeration and antique shuffle board! Owners were only open 3 nights a week so room for growth.

Very motivated Seller's - remember in the list price is the real estate AND all of equipment and fixtures, so be ready to open the doors after the closing process.

Listing Price: \$89,000.00



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