

104 S Main Street

Clarion IA 50525

County: Wright

Type: For Sale

Status: Active

List Price: \$550,000

Sold Price:

Original List Price: \$550,000

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DOM/CDOM: 4 / 379



Style **Business**
 Current Use **Restaurant**
 Construction Status Desc
 Total Number of Units **0**
 Foundation Size
 Building Finished SqFt **4,118**
 Building Total SqFt
 Year Built **1920**
 Acres **0.120**
 Lot Size Dimensions **43X122**
 Lot Size SqFt **5,227.20**
 Complex/Dev/Sub

Property ID # **1106102007**
 Property ID #2
 Property ID #3
 Multiple PIDs? **No**
 Tax Year **2023**
 Gross Taxes **\$2,318**
 Assessed Valuation **121,600.00**
 Tax With Assessments
 Assessment Pending **Unknown**
 Homestead Desc **None**
 School District Name
 School District Phone
 Zoning - DEPRECATED

Directions **From Hwy 3 turn South onto Main Street, business is on the West side of the Street.**

Legal Desc **LOT 3 & LOT 2 EXC N 1 1/2' BLOCK 5 RR**

Map Coordinate
 Section #
 Township #
 Range #
 List Date **9/1/2024**
 Date Closed

Auction YN: **No** License: Type:

Is Buyers Prem:

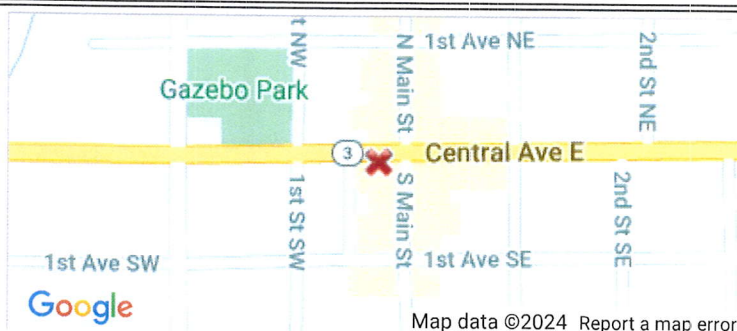
Public Remarks Motivated seller....Here is an opportunity to purchase Pizza Ranch located in Clarion, IA. Many customers say this is the "best" Pizza Ranch around. Be your own boss or purchase as an investment. The current owner/manager has been here for 21 years and is wanting to pass all the knowledge and secrets to keep this successful business going strong in Clarion. This is a great turn-key business with over 21 years in Clarion and still going strong. Brand NEW OVEN 12/23. Some of the pictures on the wall are the only thing that is not included with this sale. There is a possibility to purchase just the business and lease the building. Financials are available for those that are pre-approved with a bank letter. Potential buyer will have to be pre-approved through Pizza Ranch Corporate before purchase is final.

Sale Includes **Business, all appliances, Inventory, POS system, Building**
 Accessible **Doors 36"+, Partially Wheelchair**
 Air Conditioning **Central**
 Appliances **Microwave, Exhaust Fan/Hood, Refrigerator, Freezer, Water Softener-Rented, Other**
 Available Utilities **Electric Common**
 Basement **Other**
 Exterior **Brick/Stone**

Expense Electric
 Expense Fuel
 Expense Insurance
 Expense Maintenance
 Expense Repair
 Expense Trash
 Expense Water Sewer
 Expense Caretaker
 Expenses
 Expense Total Ann

Income Misc Mon
 Income Total Mon
 Income Misc Ann
 Income Total Ann
 Gross Income
 NetIncome

Fuel **Natural Gas**
 Heating **Forced Air**
 Road Frontage **City Street**
 Sewer **City Sewer/Connected**
 Water **City Water/Connected**
 Floors **Carpet, Floor Drains, Heavy Duty, Tile**
 Location **Downtown**
 Potential Use **Restaurant**



PREPARED BY



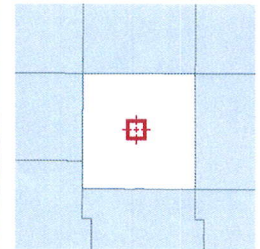
Darren K Robinson
 darren@homelandiowa.com
 515-293-1207



HomeLand Realty
 201 S. Commercial Ave.
 Eagle Grove IA 50533
 515-448-3717



Overview



Legend

Parcels

-  Parcel
-  BLL
-  Wind Turbine
-  Condo
-  Corporate Limits
-  Townships

Parcel ID 1106102007
 Sec/Twp/Rng 0-0-0
 Property Address 104 S MAIN
 CLARION

Alternate ID n/a
 Class C
 Acreage n/a

Owner Address Allen, Lorrie Jo
 104 S Main St
 Clarion, IA 50525

District CLARION CORP URBAN RENEWAL#1
 Brief Tax Description LOT 3 & LOT 2 EXC N
 1 1/2' BLOCK 5 RR
 (Note: Not to be used on legal documents)

Date created: 8/23/2024
 Last Data Uploaded: 8/22/2024 7:45:13 PM

Developed by  Schneider
 GEOSPATIAL

