

**BUILDING AND BUSINESS FOR SALE**  
Ernie's Avenue Tavern and Building 69 – 16<sup>th</sup> Ave SW  
Contact Alex 319.551.6106



Two income opportunities with retail on first floor  
and two-bedroom apartment upstairs,  
right in the heart of Czech Village

Complete new remodel on first floor 2008:

- All new electrical and plumbing
- All new framing, insulation, and drywall
- All new equipment for bar and bathrooms (inventory will be provided to interested party)
- New 10' x 12' walk-in cooler
- New glycol system 2016
- All new kitchen equipment
- On-demand water heaters
- New high efficiency HVAC
- New roof system – 40-year shingles and white rubber roofing on partial flat roof
- Triple pane, low e-argon, high impact windows
- Flood mitigating construction (2" above 100-year flood plane)