

104 S Main Street

Clarion IA 50525

County: Wright

Type: For Sale

Status: Active

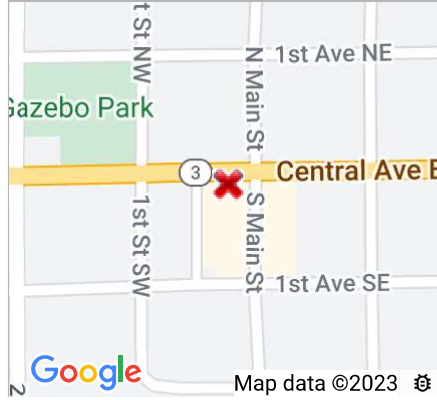
Contingency: N List Price: \$575,000

Sold Price:

OLP: \$548,500



Seller Contribution:



Map Page: Map Coordinate:

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

Sale/Rent Style **For Sale Business Restaurant**  
Current Use **Restaurant**  
Construction Status  
Total Number of Units **0**  
Foundation Size  
Building Finished SqFt **4,118**

Year Built **1920**  
Acres **0.120**  
Lot Size Dimensions **43X122**

**TAX INFORMATION**

Property ID # **1106102007**  
Property ID #2  
Property ID #3  
Multiple PIDs? **No**  
Tax Year **2021**  
Gross Taxes **\$3,015**  
Net Taxes **1,814.00**  
Assessed Valuation **94,800.00**  
Tax With Assessments  
Assessment Pending **Unknown**  
Homestead Desc **None**

List Date **1/25/2023**  
Input Date **1/27/2023 1:49 PM**  
Off Market Date  
Date Closed

Days On Market **328**  
NS Days On Market Cumulative

**General Property Information**

Legal Desc **LOT 3 & LOT 2 EXC N 1 1/2' BLOCK 5 RR**  
County **Wright**  
School District Full **1206 - Clarion-Goldfield-Dows**  
Section #  
Township #  
Range #  
Location **Downtown**  
Complex/Dev/Sub

Road Frontage **City Street**  
Zoning **Business/Commercial**  
Accessible **Doors 36"+, Partially Wheelchair**  
Power Company **Other**  
Owner Occupied

**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.

**Units**

Number of Efficiencies NumUnits1 NumUnits5  
Number of 1 BR Units NumUnits2 NumUnits6  
Number of 2 BR Units NumUnits3 NumUnits7  
Number of 3 BR Units NumUnits4

Total Number of Units 0

Structure Information

Heating	<b>Forced Air</b>	Exterior	<b>Brick/Stone</b>
Fuel	<b>Natural Gas</b>	Water	<b>City Water/Connected</b>
Air Conditioning	<b>Central</b>	Sewer	<b>City Sewer/Connected</b>
Garage Stalls	<b>0.00</b>	Appliances	<b>Microwave, Exhaust Fan/Hood, Refrigerator, Freezer, Water Softener-Rented, Other</b>
Parking Open	<b>1</b>	Basement	<b>Other</b>
Parking Characteristics	<b>Driveway - Concrete, On-Street Parking Only</b>		
Floors	<b>Carpet, Floor Drains, Heavy Duty, Tile</b>		
Available Utilities	<b>Electric Common</b>		
Sale Includes	<b>Business, all appliances, Inventory, POS system, Building</b>		

Auction

Auction YN **No** Auction Type  
 Auctioneer License Is Buyers Premium

Financial

Sale Mortgage Informaton

Seller Terms **Conventional, Other, Special Funding** Remarks Financial Agent Owner **No**  
 Seller Contribution

Expenses / Income

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

Additional Photos



Presented By



**Darren K Robinson**  
 515-293-1207  
 darren@homelandiowa.com  
**HomeLand Realty**  
 201 S. Commercial Ave.  
 Eagle Grove IA 50533  
 515-448-3717

