

35-37 W Broadway  
Council Bluffs IA 51501

Cross Country Commercial

Office: 1.800.416.4976

[www.crosscountrycommercialrealty.com](http://www.crosscountrycommercialrealty.com)



# Asking Price: \$2,900,000

- Lot Size: Approx. 2.87 Acre
  - Building Sq. Ft.: Approx. 25,000
  - 89 Keys
  - 2019 Stats:
  - Lodging Sales: \$1,122,140
  - Total Income: \$1,056,977
  - Gross Profit: \$980,209
  - Total Expenses: \$986,119
  - Total NOI: \$-5,776 + Add Backs
- Great Location
- Busy Area
  - Great Income Potential
  - New Off Ramp Coming Soon
  - Right on the Iowa Nebraska Border
  - Near All Sports Venues/ Ball Parks



# Ariel Photos

