

FOR SALE

HISTORIC BUILDINGS & LAND

PORTFOLIO

LADORA, IOWA



OFFERING SUMMARY

CBRE | Hubbell Commercial is pleased to offer for sale a portfolio of unique properties in the town of Ladora, Iowa, located approximately 40 miles west of Iowa City on Highway 6. This unique offering includes: (1) The Ladora Savings Bank, a magnificently restored, historic bank building listed on the National Register of Historic Places – currently home to a bistro and wine bar, (2) a two-story former American Legion building that now includes a first floor residence, (3) another former bank building, and (4) several vacant lots totaling 0.38 acres adjacent to the Ladora Savings Bank.

+ Available Space

- 1,626 SF historic Ladora Savings Bank
- 5,624 SF former American Legion Building with first floor residence
- 1,576 SF former Farmers Savings Bank
- Six vacant lots totaling 0.38 AC adjacent to the Ladora Savings Bank

+ Sale Price

- \$255,000

+ Portfolio Features

- Perfect stop-off and overnight location for Iowa City bound sports fans and tailgaters.



CONTACT US

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Licensed in the State of Iowa.

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LISTING # 1500889

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HISTORIC LADORA SAVINGS BANK

- + 1,626 SF building on 0.08 acres
- + Built in 1920
- + Historic “jewel box bank” has been restored as a bistro/wine bar (Caucus Bistro)
- + Voted the Most Beautiful Restaurant in Iowa (<https://blog.cheapism.com/beautiful-restaurant/>)
- + Soaring coffered ceilings, marble walls and stairs, original brass teller windows and fixtures, hardwood floors, and three vaults – one of which has been restored as wine storage
- + Building also includes 24 ft high ceilings, an upstairs boardroom, examples of vintage indoor restrooms, and a full basement
- + Development lots included to the east and west of property



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FORMER AMERICAN LEGION BUILDING

- + 5,624 SF two-story brick building on 0.09 acres
- + Built in 1940
- + Main floor residential renovation includes two bedrooms, a multi-use room, 1 ½ baths, kitchen, and large living area
- + Open floor plan with polished concrete floors, exposed ductwork, and indoor hot tub
- + Second floor includes original maple dance floor, 25 ft retro bar, original bar stools, chairs, and booths



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**FORMER FARMER'S SAVING
BANK BUILDING**

- + 1,576 SF building on 0.03 acres
- + Built in 1914
- + Primarily used now for warehousing
- + Great redevelopment potential



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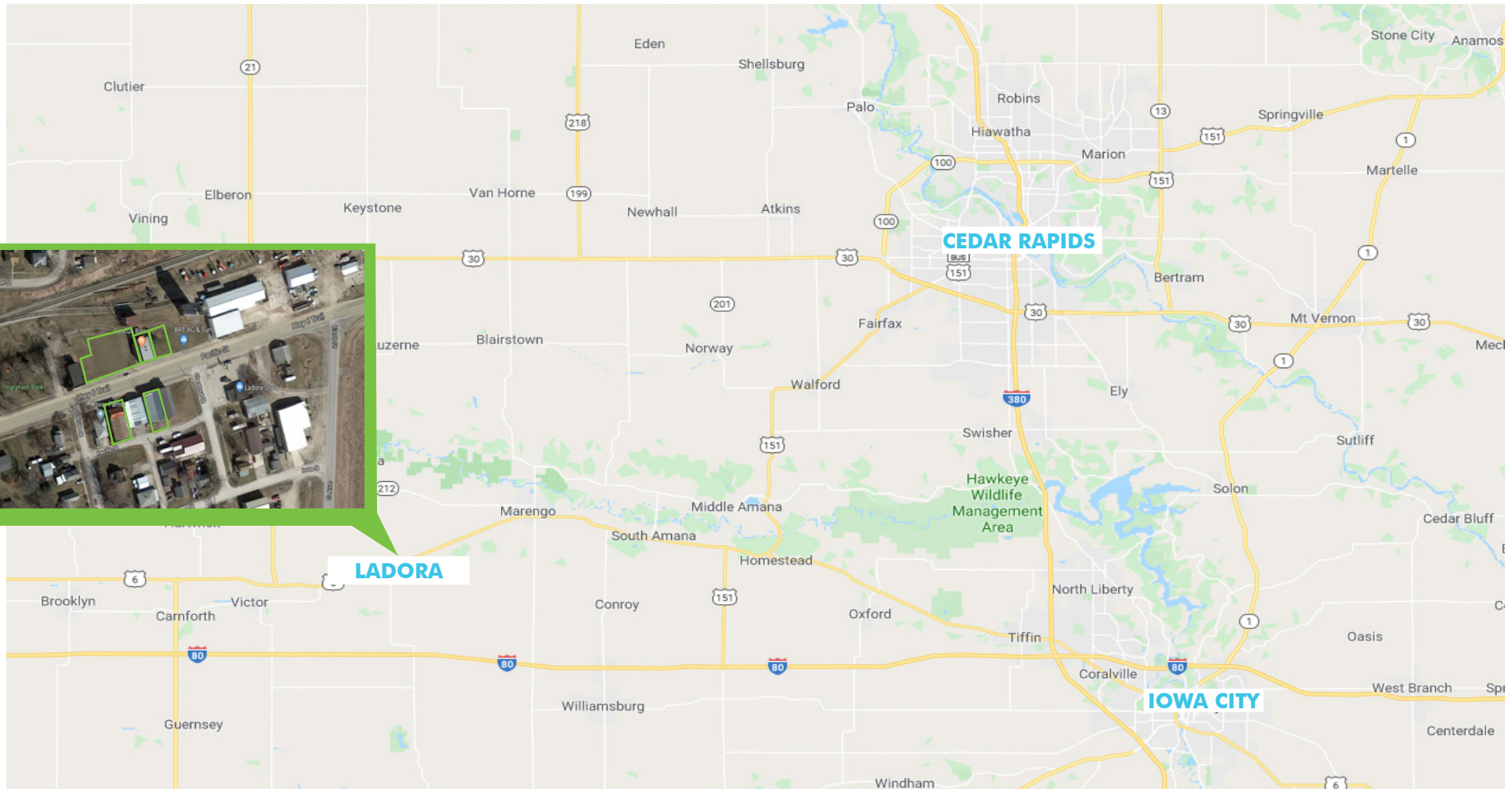
UNDEVELOPED LAND/LOTS

- + Six lots totaling just over 0.38 acres
- + Lots immediately adjacent to historic Ladora Savings bank and immediately across Highway 6 from the other two buildings in this portfolio
- + Lots are graded and construction-ready
- + Lot 1 ±1,610 SF
- + Lot 2 ±2,410 SF
- + Lot 3 ±2,200 SF
- + Lot 4 ±7,500 SF
- + Lot 5 ±1,500 SF
- + Lot 6 ±1,500 SF



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