

2601 Madison Avenue
2601 Madison Avenue | Burlington, IA | US | Des Moines County
Available SF: 18,523 | Lease Terms: Unknown | Sale Price: \$595,000



Building Type:	Commercial
Available SF:	18,523
Total SF:	18,523
Number of Stories:	1
Expandable:	Unknown
Zoning:	Commercial
Site Size:	1.890 Acres
Year Built:	1942
Former Use:	Restaurant, Business Service, Event Space, Tavern/Lounge
Specialty Features:	None
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Wood
Floor Type:	Unknown
Sale Price:	\$595,000
Lease Terms:	Unknown
Last Updated:	Jun 3, 2025

Economic Development Contact

Tiffini Brockway
RE/MAX Real Estate Specialists
123 Broadway St
West Burlington, IA 52601
(319) 671-0110 | tbrockwaysold@gmail.com

Property and Area Description

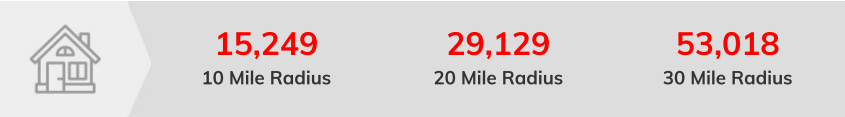
Listing Remarks Commercial building with over 18,000 SF located on the south end of Burlington on 1.89 acres. This building used to be a bowling alley and in 2016 was transformed into a brewing company/restuarant. The building includes over 5,000 SF of restaurant/lounge space with epoxy flooring, restrooms, a front entrance area and a kitchen/dishwashing area. There is a party room on the south end of the building that is approx 1000 SF and includes 2 bathrooms. The former brewing room is 12,750 SF and includes an 11' x 12' automatic door. On the north end, is a 1200 SF office space with a private bathroom. There's a great outdoor patio area along the front of the building. Very spacious parking lot.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 34 & Hwy 61 (2 mi.)
Nearest Interstate: I74 (45.00 mi.)
Nearest Airport: Southeast Iowa Regional Airport (1.00 mi.)
Nearest Commercial Airport: Southeast Iowa Regional Airport (1.00 mi.)
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Alliant Energy
Natural Gas: Alliant Energy
Water: Burlington Municipal Waterworks
Sewer: Burlington Municipal Waterworks