

BREWERY & RESTAURANT FOR SALE IN HUXLEY, IOWA

Current owner-operators are seeking new enthusiastic owners for a popular destination brewery and restaurant. In operation over five years, Fenceline Beer Lab has seen steady growth thanks to strong local support, an actively growing community, and excellent location between Ames and Ankeny—adjacent to a major Iowa bike path, and within an historic downtown. Equipment, inventory, recipes, brand, and brewhouse training is offered as part of the sales price.

Growth is still possible through a variety of avenues. The current business is only open five days a week (Wednesday through Sunday) and has focused mainly on dinner during those days. Limited distribution of the beer has been done to date. Brewing capacity could increase by nearly 100% of current brewing rates.

The surrounding community continues to grow and parks projects planned in 2025 include a splash pad two blocks away and an expanded historical railroad attraction one block away. Further mixed development to the south of the location will attract even more new residents and businesses, and improved highway access to I-35 is being developed. The nearby bike trail is part of the rapidly developing national coast-to-coast trail that has seen increased use year-over-year from cross-country trekkers.

The building is also owned by the brewpub owners. There is favorable rent offered, but if an interested party or future owner is interested in purchasing the building, it can be offered as part of the brewery and restaurant.

Further details, options, and business performance can be discussed upon executing an NDA. Serious inquiries only.

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