

706

796 11TH ST
MARION, IA 52302

UPTOWN MARION INVESTMENT OPPORTUNITY

FOR SALE



796



427 1ST STREET SE, SUITE 200
CEDAR RAPIDS, IA 52401
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PROPERTY OVERVIEW

Fully leased commercial condo unit in the heart of Uptown Marion now available for sale. Sale includes the first-floor restaurant space which was recently renovated and features a full catering-size kitchen. Tenant, BarTini's, is under a 5-year lease that commenced October 1, 2025. Tax abatement in place through 2030. Contact listing agent for additional details.



OFFERING SUMMARY

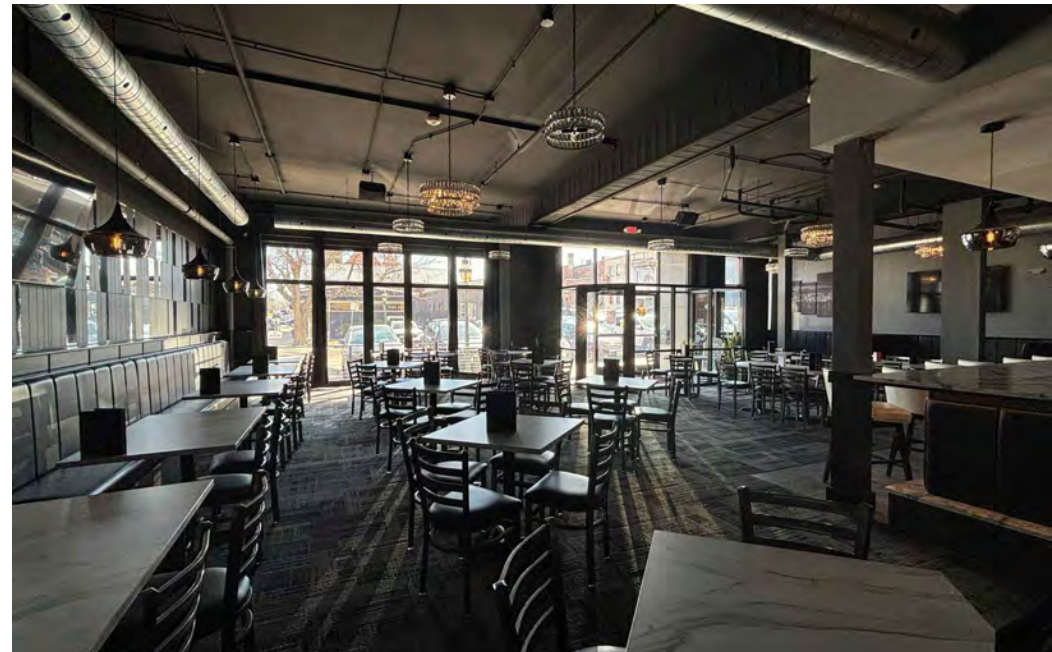
Sale Price:	\$725,000
Building Size:	4,813 SF
Lot Size:	0.01 Acres
Price / SF:	\$150.63
NOI:	53,268
CAP Rate:	7.35%
Year Built:	1901
Zoning:	U-1, Uptown 1

EXECUTIVE SUMMARY

796 11TH ST, MARION, IA 52302

ADDITIONAL PHOTOS

796 11TH ST, MARION, IA 52302



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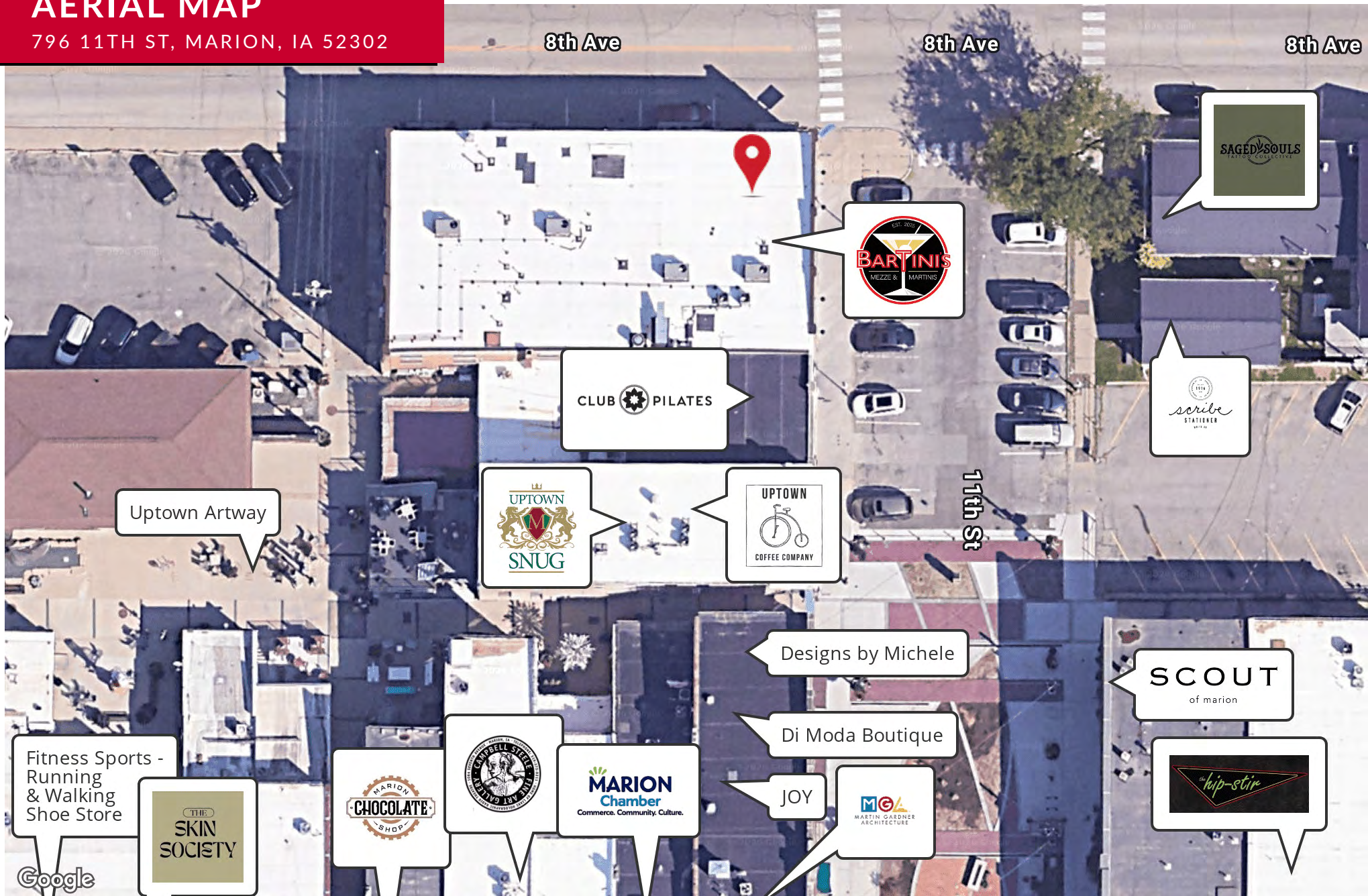
ADDITIONAL PHOTOS

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AERIAL MAP

796 11TH ST, MARION, IA 52302



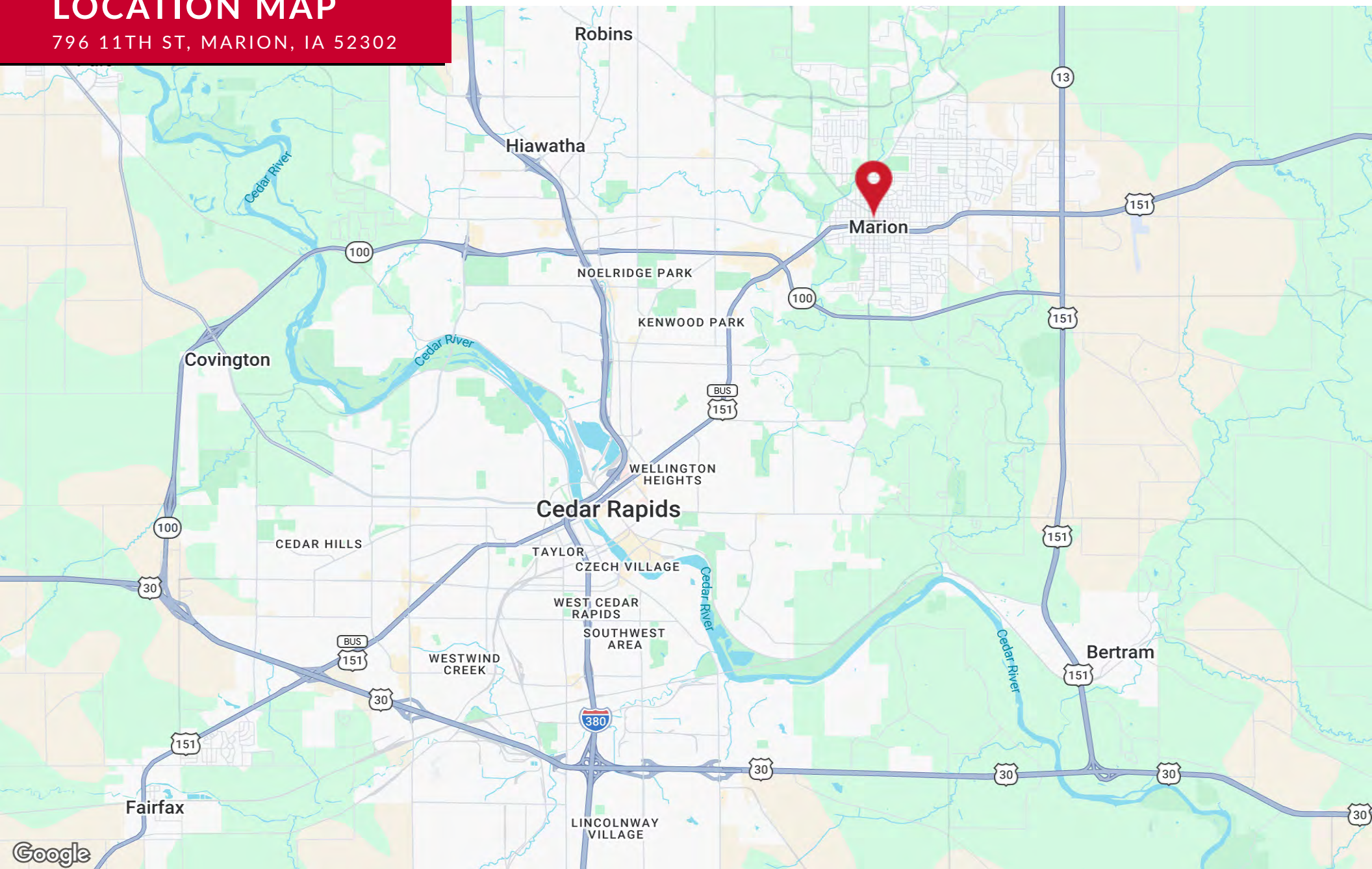
AERIAL - UPTOWN MARION

796 11TH ST, MARION, IA 52302



LOCATION MAP

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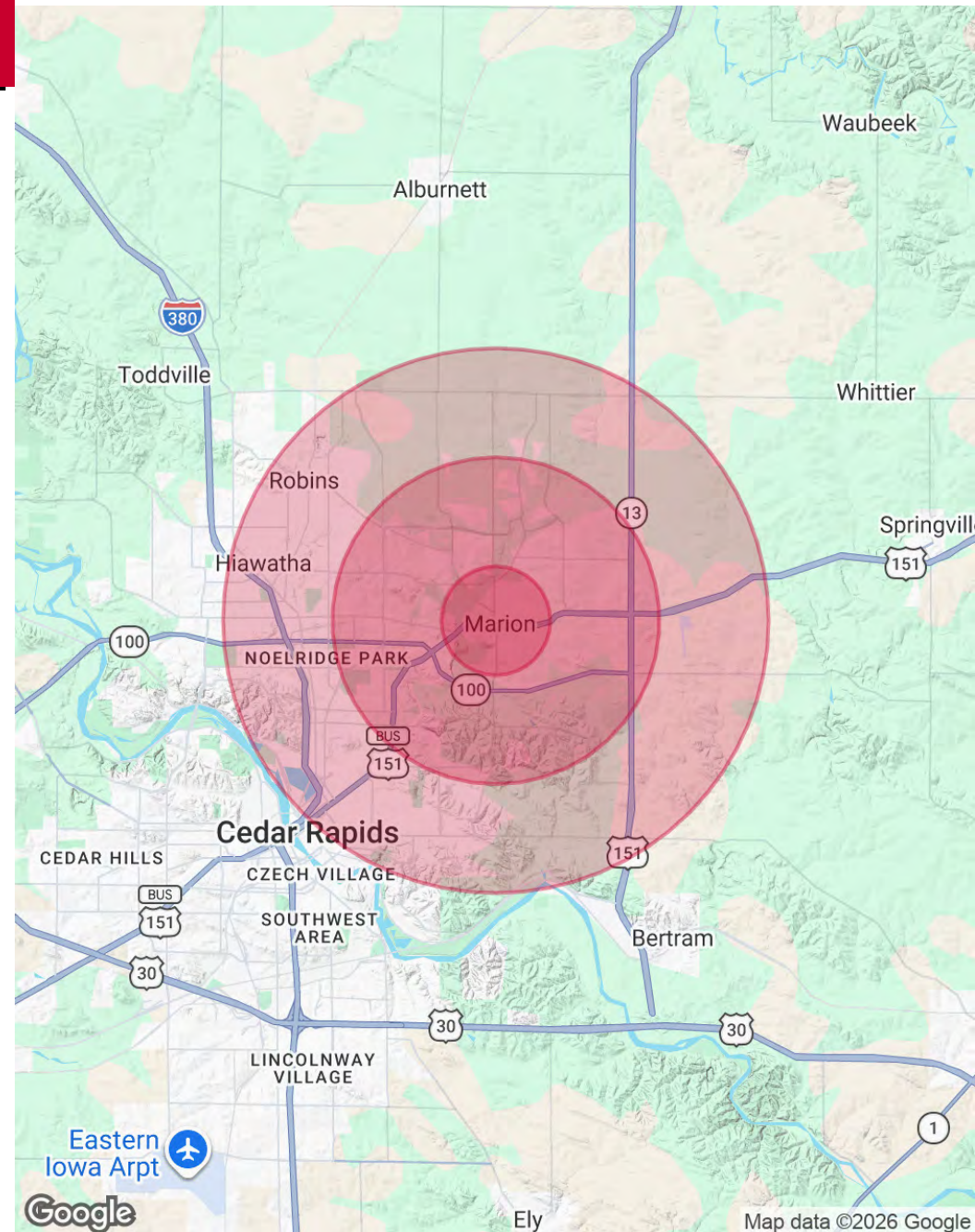
DEMOGRAPHICS MAP & REPORT

796 11TH ST, MARION, IA 52302

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,957	54,765	110,353
Average Age	37.1	40.1	39.9
Average Age (Male)	37.5	39.4	38.7
Average Age (Female)	38.4	41.0	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,623	23,018	46,434
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$89,131	\$102,493	\$101,074
Average House Value	\$183,817	\$228,182	\$225,037

2023 American Community Survey (ACS)



SERVICE PROVIDERS

796 11TH ST, MARION, IA 52302



City of Marion
Water Dept



UTILITY/INTERNET/PHONE PROVIDERS

- Alliant Energy - Electric
- MidAmerican Energy - Gas
- Marion Water Dept - Water
- ImOn Communications - Internet/Phone

FINANCIAL SUMMARY

796 11TH ST, MARION, IA 52302

INVESTMENT OVERVIEW

Price	\$725,000
Price per SF	\$151
GRM	11.64
CAP Rate	7.35%
Debt Coverage Ratio	1.05

OPERATING DATA

Gross Scheduled Income	\$62,268
Total Scheduled Income	\$62,268
Gross Income	\$62,268
Net Operating Income	\$53,268

FINANCING DATA

Down Payment	\$181,250
Loan Amount	\$543,750
Debt Service	\$50,588
Debt Service Monthly	\$4,215

ASSOCIATION & OWNERSHIP STRUCTURE

796 11TH ST, MARION, IA 52302

796 11th St, Unit A:

- 796 Unit A carries a 29.3% ownership and voting interest in the association, the largest share of any unit in the building.
- The association is responsible for and insures all general common elements as a common expense, including the roof, exterior walls, foundation, load-bearing walls, common areas, and snow removal. Unit owners are responsible only for the interior of their own unit.
- Regular assessments cannot be increased by more than \$100/month without an ownership vote.
- Liens for unpaid taxes or assessments attach only to the individual unit in default, never to the building or other owners.
- No right of first refusal applies to a sale of the unit.