

For Sale
Office
11,034 SF



307 E. Main Street Knoxville, Iowa

Property Highlights

- Office Building for Sale
- Sale Price: \$699,000.00
- Building size: 11,034 SF
- Lot size: 6,000 SF
- Three Units
- Prime Location

Property Description

Discover a rare investment opportunity at 307 E Main St, Knoxville, IA, 50138. This historic 11,034 SF building, built in 1920, and recently remodeled and updated, boasts 3 storefronts with 5 second floor apartments, making it an ideal prospect for Mixed-Use, office and apartment building investors. Renovations include: facade updates, new walls, flooring, electric, city sewer connection, sprinkler system, new plumbing and water heaters, reinforced ceiling, and new HVAC throughout. Fiber internet service is also available. The property's classic architecture showcases timeless charm and character, providing a unique and attractive space for businesses. With its prime location in the heart of Knoxville, it offers both convenience and prestige. Don't miss the chance to own a piece of history while

OFFERING SUMMARY

Sale Price	\$699,000.00
Lot Size	0.14 Acres
Building Size	11,034 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	830	\$76,082
0.5 Miles	2,774	\$77,398
1 Mile	5,755	\$78,643

For more information

Kim Mulch

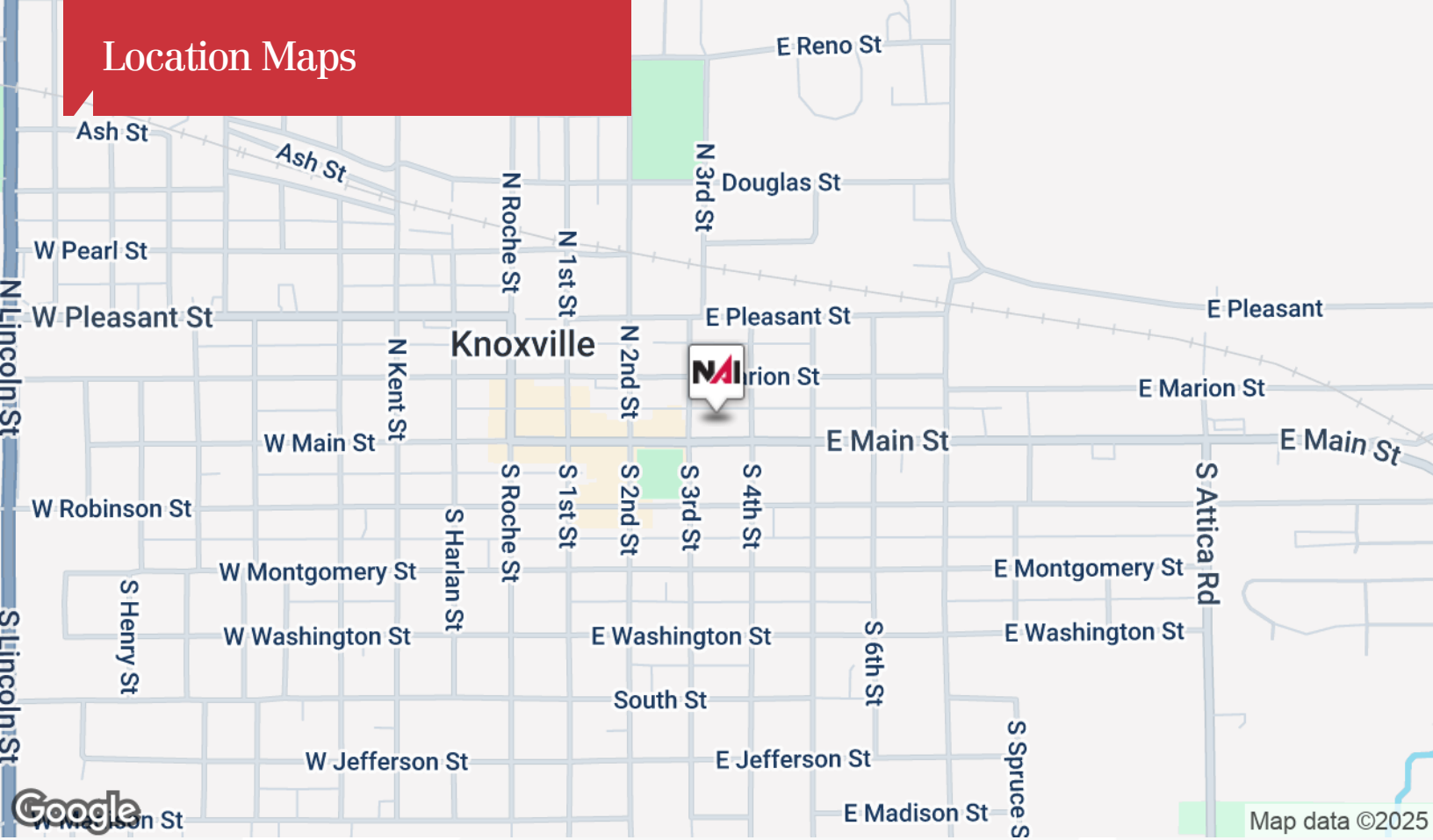
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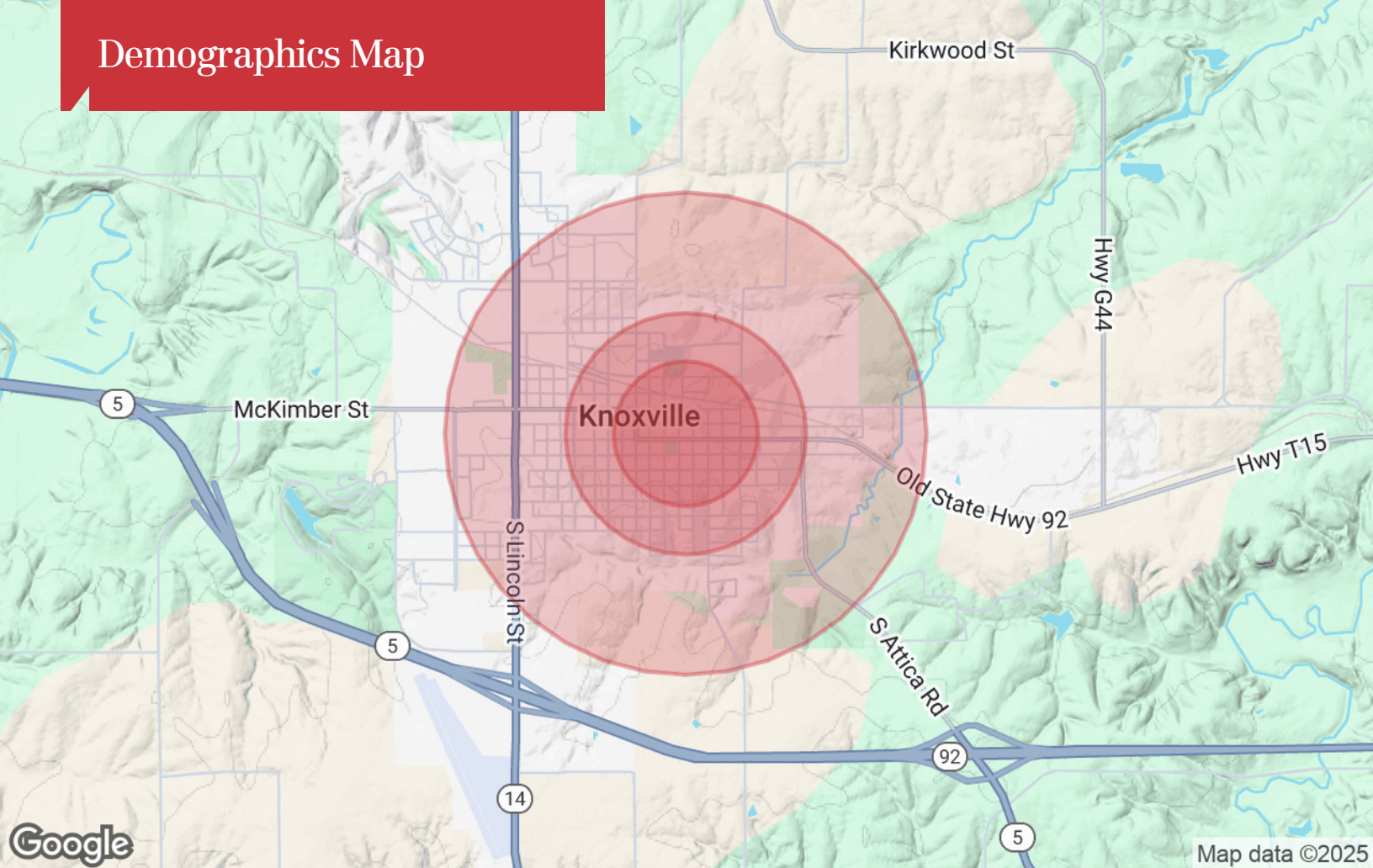
Additional Photos



Location Maps



Demographics Map



Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	830	2,774	5,755
MEDIAN AGE	39	40	42
MEDIAN AGE (MALE)	39	40	41
MEDIAN AGE (FEMALE)	40	41	43

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	357	1,201	2,480
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$76,082	\$77,398	\$78,643
AVERAGE HOUSE VALUE	\$179,550	\$164,801	\$171,959

* Demographic data derived from 2020 ACS - US Census