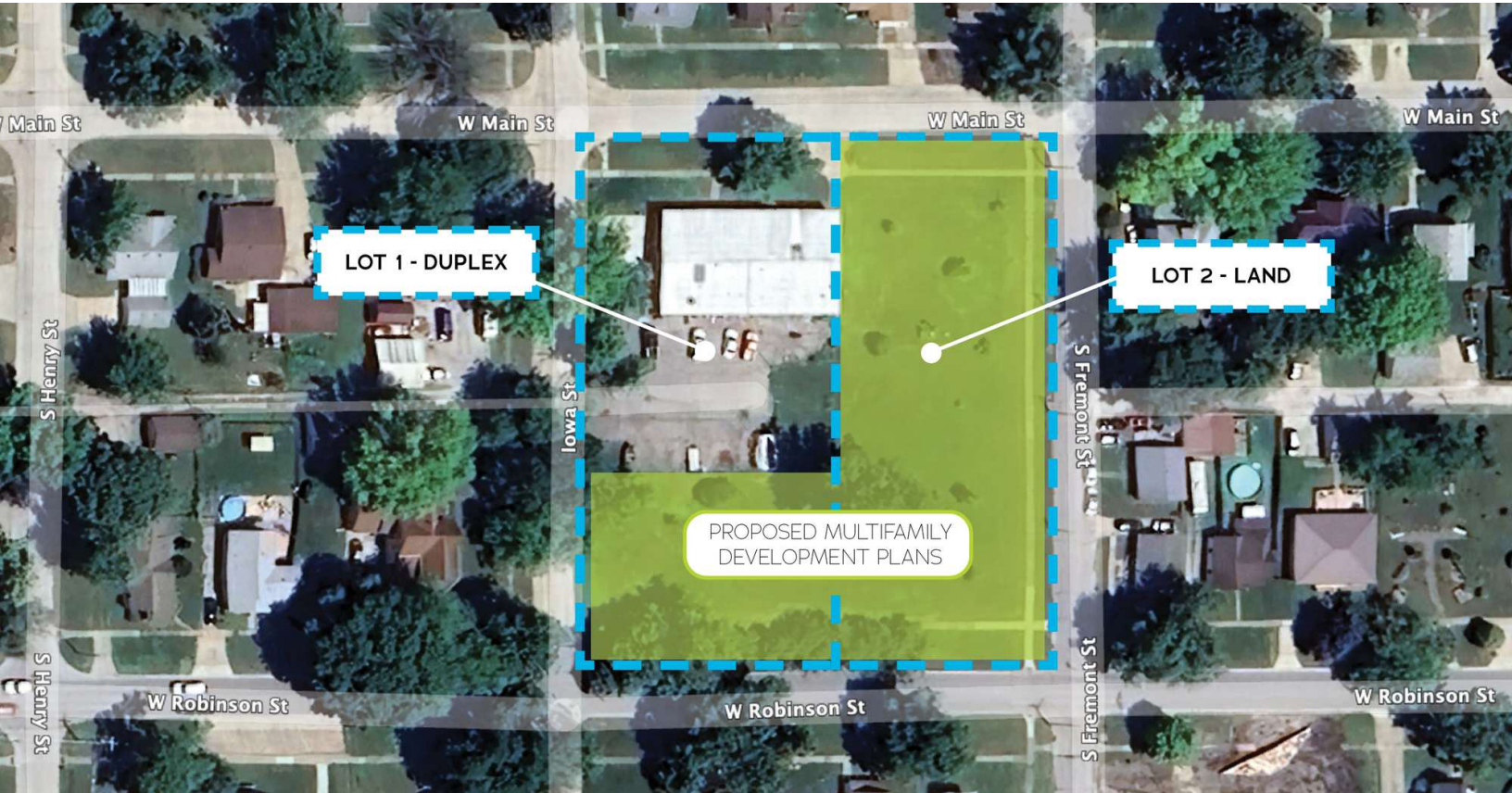


# DUPLEX & LAND FOR SALE

710 W Main St Knoxville, IA 50138



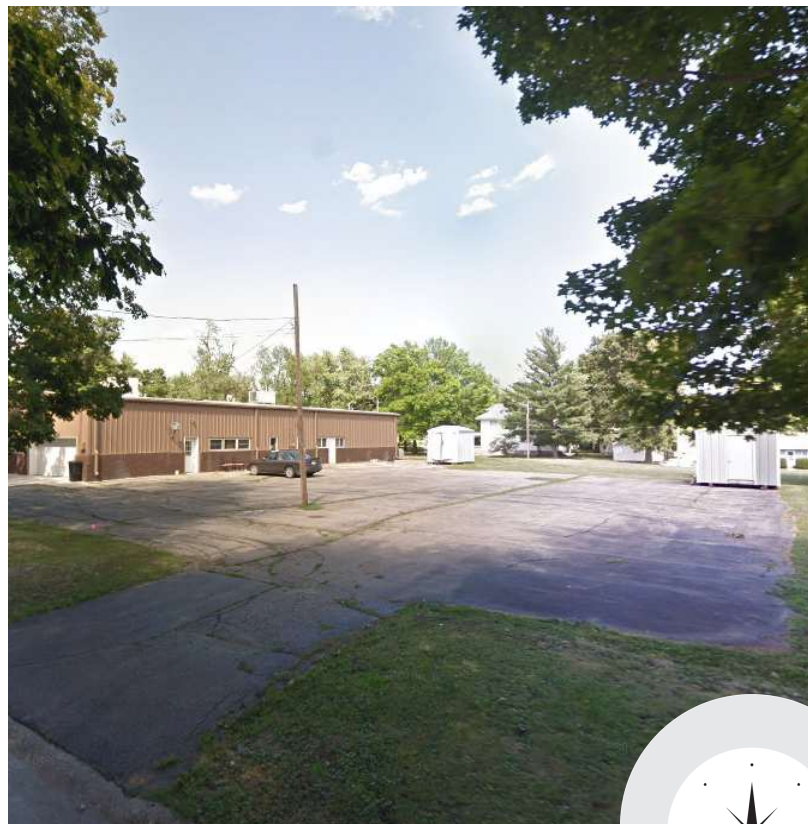
OFFERING SUMMARY	
Duplex Sale Price:	\$299,000
Duplex Cap Rate:	9%
Building Size:	4,682 SF
Lot 2 Sale Price:	\$113,900
Land Price PSF:	\$4.00
Year Built:	1965

## PROPERTY HIGHLIGHTS

- Duplex and adjacent land for sale
- Duplex 100% occupied for immediate returns
- Development plans available for a 3 building, 36-unit apartment complex on the remaining ground, ask agent for details
- Perfect for a developer seeking an immediate return on investment while phasing in new construction next door
- Will sell separately or together
- Small parking existing within the lot

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	337	1,117	2,756
Total Population	794	2,657	6,473
Average HH Income	\$64,109	\$73,515	\$79,834





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Knoxville Multifamily 710 W Main Knoxville, IA	Monthly Income	Annual Income	
Apt. A	\$1,500.00	\$18,000.00	
Apt. B	\$1,500.00	\$18,000.00	
<b>Multifamily Total Monthly</b>	<b>\$3,000.00</b>	<b>\$36,000.00</b>	
<b>Multifamily Total Annual</b>			<b>\$36,000.00</b>



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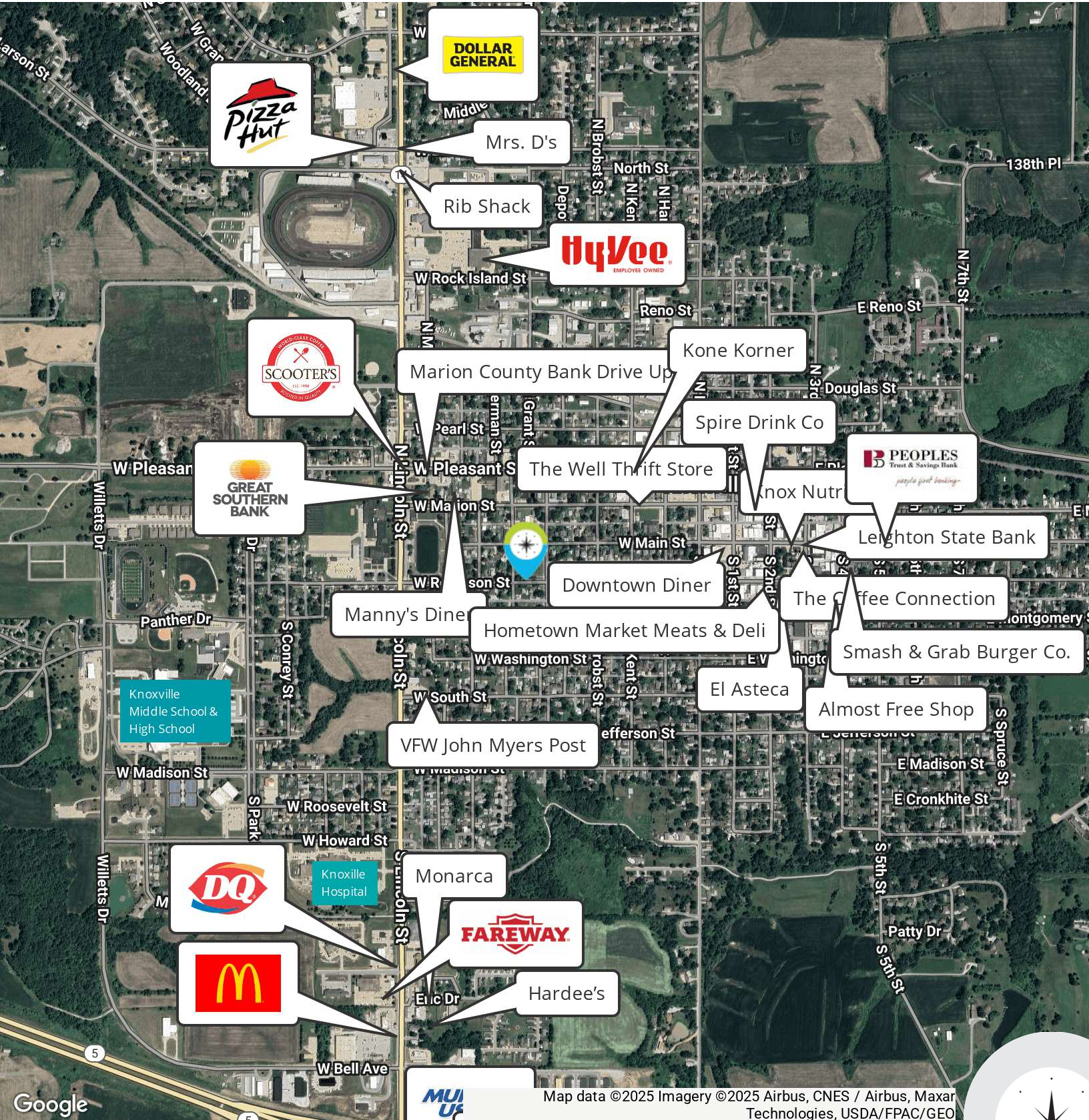
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Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/Geo



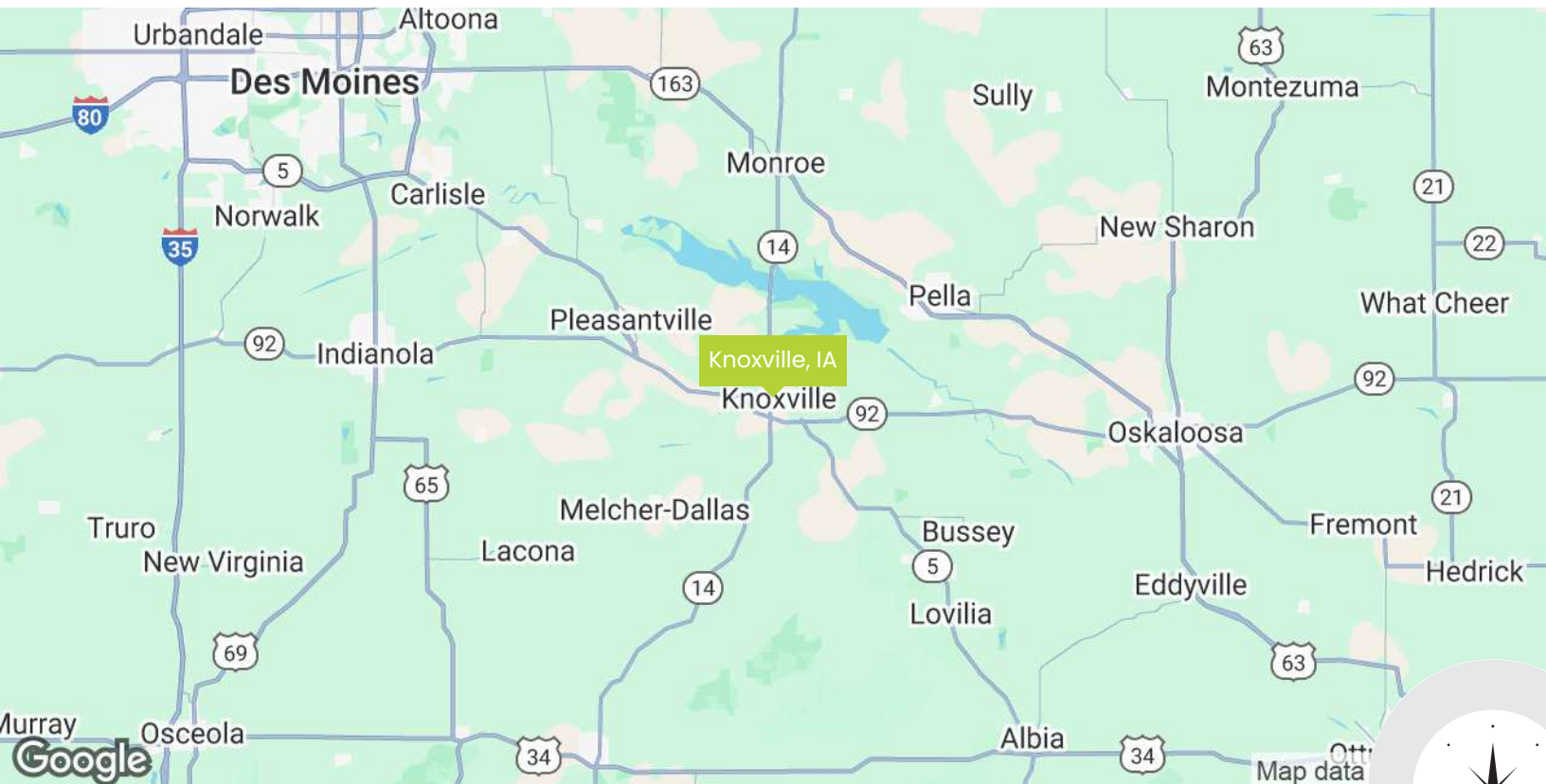
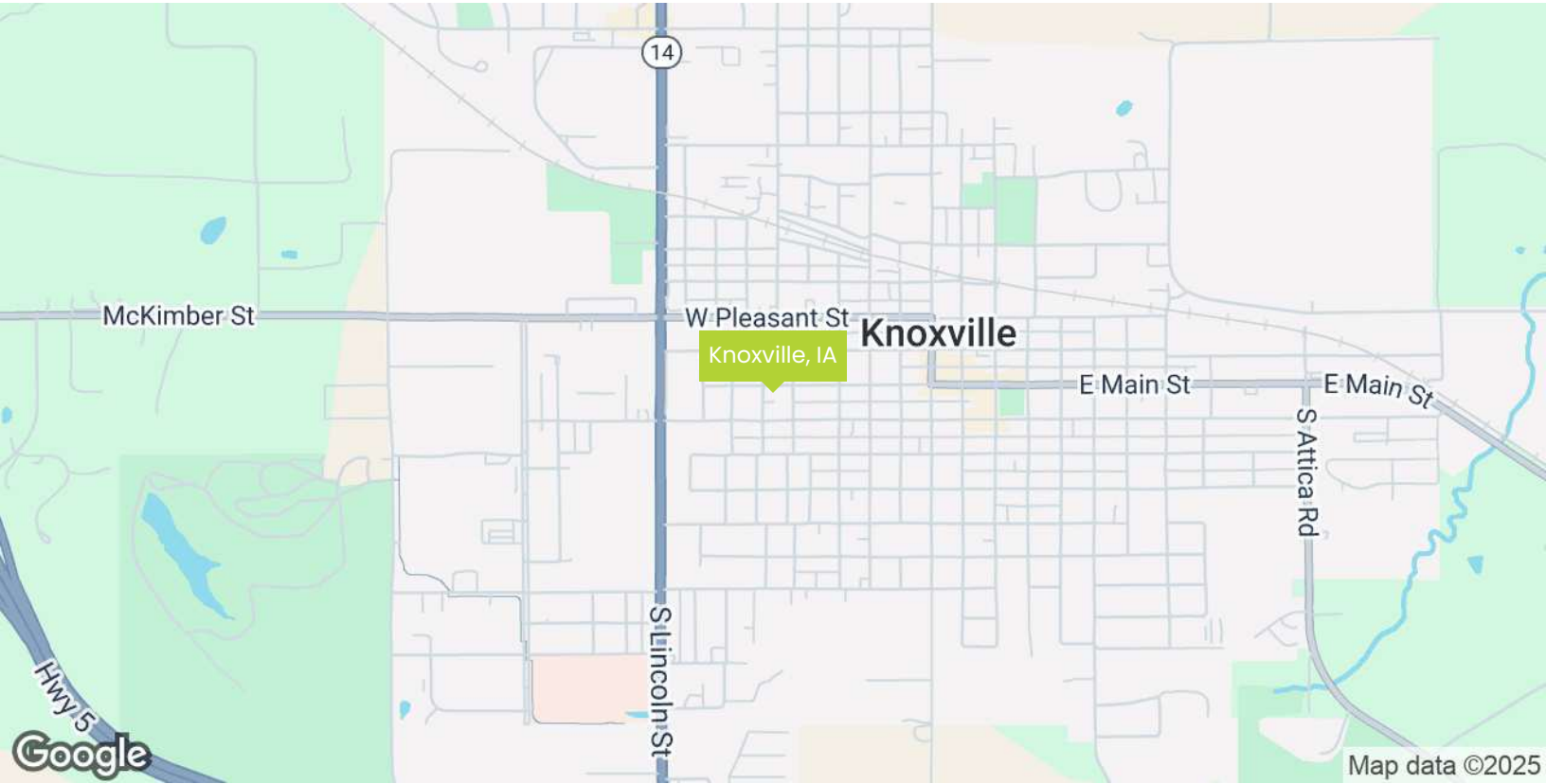
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