

Sale Price: \$450,000
Over 4,000 SF of space
Parcel contains 3 Lots
Approximately 0.6 Acres

Property For Sale

Building #1: 720 SF 2 Bed 1 1/2 Bath Lease \$1,200.00

Building #2: 480 SF 1/2 Office 1/2 Storage

Building #3: 1500 SF 14' Clearance Floor Drain

Furnace, Lights, Insulated, 200 AMP Service, 2 Roll Up
Doors 9'x10' & 10' x 12' Hotsy Compressor & Car Lift
(Negotiable)

Building #4: 1,220 SF Lights 100 AMP Service,
Roll Up Door 12' x 12' (Not Heated)

Building #5: 1,100 SF Rental House \$1,050 Per Month

Electrical Business: Option to Purchase \$400,000.00



Unique Industrial Property with: Office, 3 Storage Buildings, Apartment and a Rental Home!

Plus, the Potential to Own an Electrical Company

Total Portfolio Available for an Investor or Owner/Operator is \$850,000.00

Note: All measurements are approximate, not drawn to scale.

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Commercial

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Industrial Buildings For Sale

501 N 1st Street

Missouri Valley IA 51555



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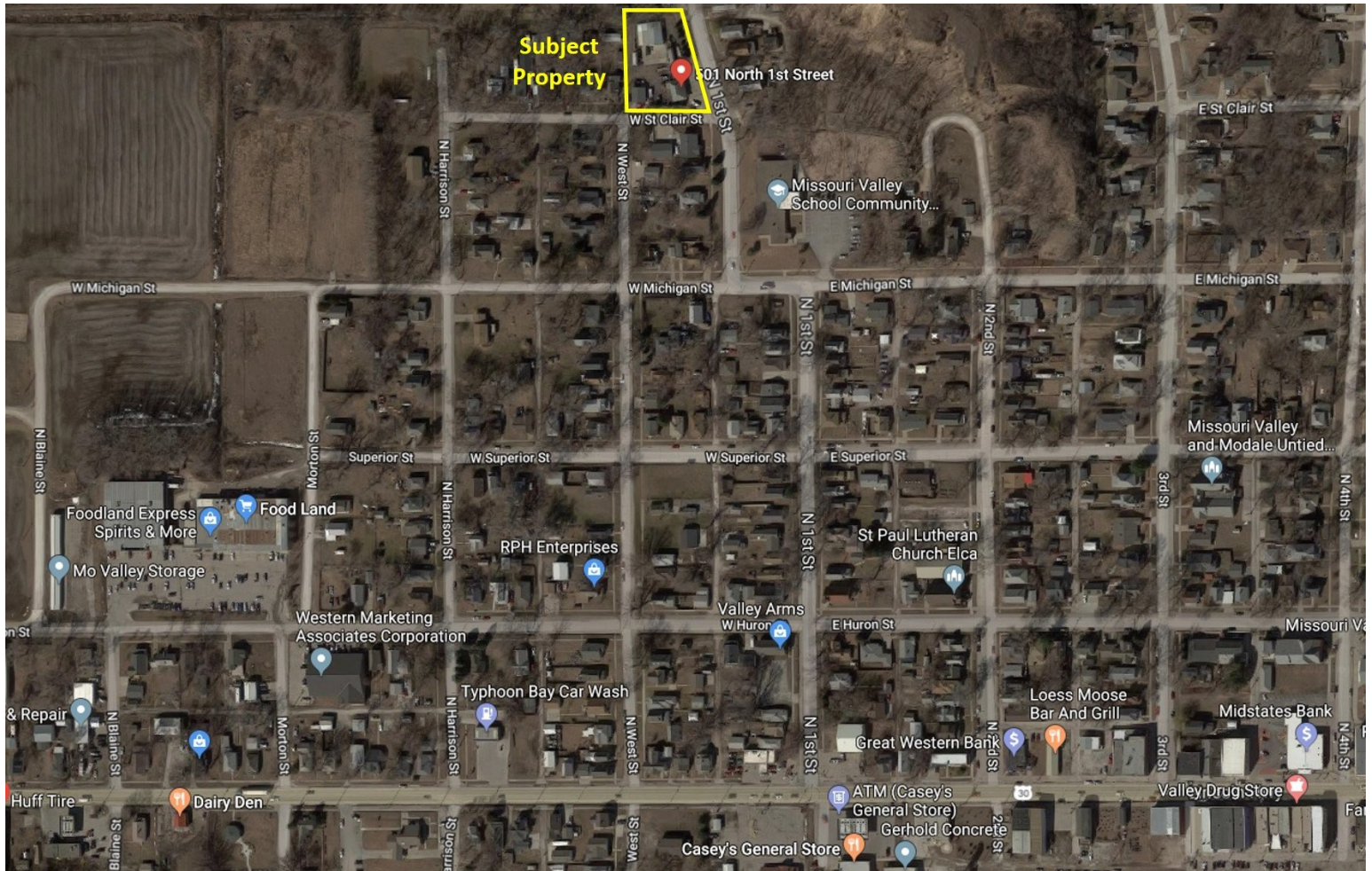
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As the Buyer of a Multi-tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Berkshire Hathaway HomeServices Ambassador Real Estate expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Multi-tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single-tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Berkshire Hathaway HomeServices Ambassador Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single-tenant property.

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