

For Sale or For Lease

Office/Retail

5,483 SF | \$295,000 or 2,000 SF \$1,850/Mo.



609 W. Taylor Street

Creston, Iowa 50801

Property Highlights

- For Sale: \$295,000 (5,483 SF Building)
- ProForma Cap Rate: 9.8%
- For Lease: \$1,850/Month (MG) - 2,000 SF Office/Retail Space
- Lot Size: .46 AC (20,160 SF)
- Year Built: 1950/1971
- Tenant: NuCara Home Medical
- Traffic: 10,000 VPD (2016)
- Ample Off Street Parking

Property Description

Commercial Office Building located in the middle of Creston's 2-mile long commercial corridor on Highway 34. Great opportunity for an owner/user, Current tenant is NuCara Home Medical, with adjacent 2,000 finished office/retail space available for lease.

OFFERING SUMMARY

Sale Price	\$295,000
For Lease	\$1,850/Mo. (MG)
Lot Size	0.46 Acres
Building Size	5,483 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,853	\$38,248
5 Miles	5,653	\$40,453
10 Miles	7,508	\$45,349

For more information

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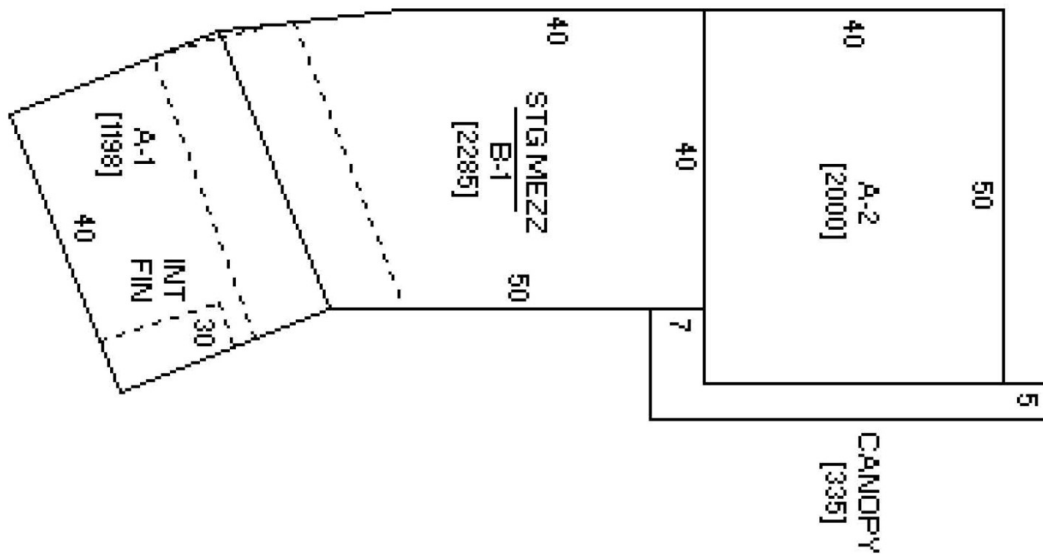
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Aerial & Building Schematic



Building Schematic



Aerial