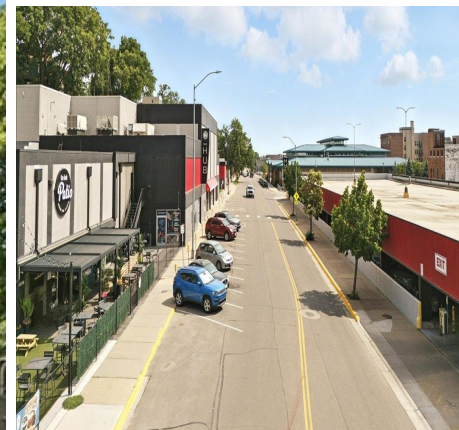


The Hub CB



OFFERING MEMORANDUM | MIXED-USE | FLEX | RECREATION & ENTERTAINMENT FACILITY

7 S 4th St
Council Bluffs, IA 51503

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The Hub CB

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THE HUB CB

Executive Summary

Investment Summary

01

OFFERING SUMMARY

ADDRESS	7 S 4th St Council Bluffs IA 51503
COUNTY	Pottawattamie
MARKET	Omaha - Council Bluffs
SUBMARKET	Council Bluffs
BUILDING SF	35,002 SF
NET RENTABLE AREA (SF)	26,502
LAND ACRES	1.81
LAND SF	78,699 SF
YEAR BUILT	1980
YEAR RENOVATED	2018
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,330,000
PRICE PSF	\$95.14
OCCUPANCY	100%
NOI (2024)	\$230,491
CAP RATE (2024)	6.92%

ASSUMABLE FINANCING

Union Bank and Trust	
LOAN TYPE	Amortized
DOWN PAYMENT	\$1,430,000
LOAN AMOUNT	\$1,900,000
INTEREST RATE	5.93%
ANNUAL DEBT SERVICE	\$112,670
LOAN TO VALUE	57%

- » Prime Location, Maximum Potential - Nestled in the heart of a thriving commercial district, this Flex property at 7 S 4th St offers unparalleled access to a bustling business community. With its strategic location, this property presents a golden opportunity for savvy investors looking to capitalize on high ROI potential.
- » Versatile Spaces, Endless Possibilities - Featuring flexible floor plans and adaptable spaces, this property is a blank canvas awaiting the brushstrokes of innovation. Whether you envision modern offices, dynamic retail spaces, or cutting-edge coworking areas, the possibilities are limitless. Unlock the potential of this property and watch your investment flourish.
- » Growth Potential, Future Prosperity - Positioned in a rapidly developing area with a growing economy, this property is poised for future prosperity. Benefit from the upward trajectory of property values and capitalize on the expanding market opportunities. Seize the chance to be part of a thriving community and watch your investment grow alongside it.
- » Investment Opportunity of a Lifetime - Don't miss out on this rare chance to own a piece of prime real estate at 7 S 4th St. With its strategic location, versatile spaces, solid returns, growth potential, and endless possibilities, this property is truly an investment opportunity of a lifetime. Secure your future and make your mark in the world of commercial real estate with this exceptional property.



THE HUB CB

Property Description

- Property Features
- Floor Plan
- Site Plan
- Parcel Map
- Property Images

02

PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	35,002
NET RENTABLE AREA (SF)	26,502
LAND SF	78,699
LAND ACRES	1.81
YEAR BUILT	1980
YEAR RENOVATED	2018
# OF PARCELS	2
ZONING TYPE	C-4
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	251

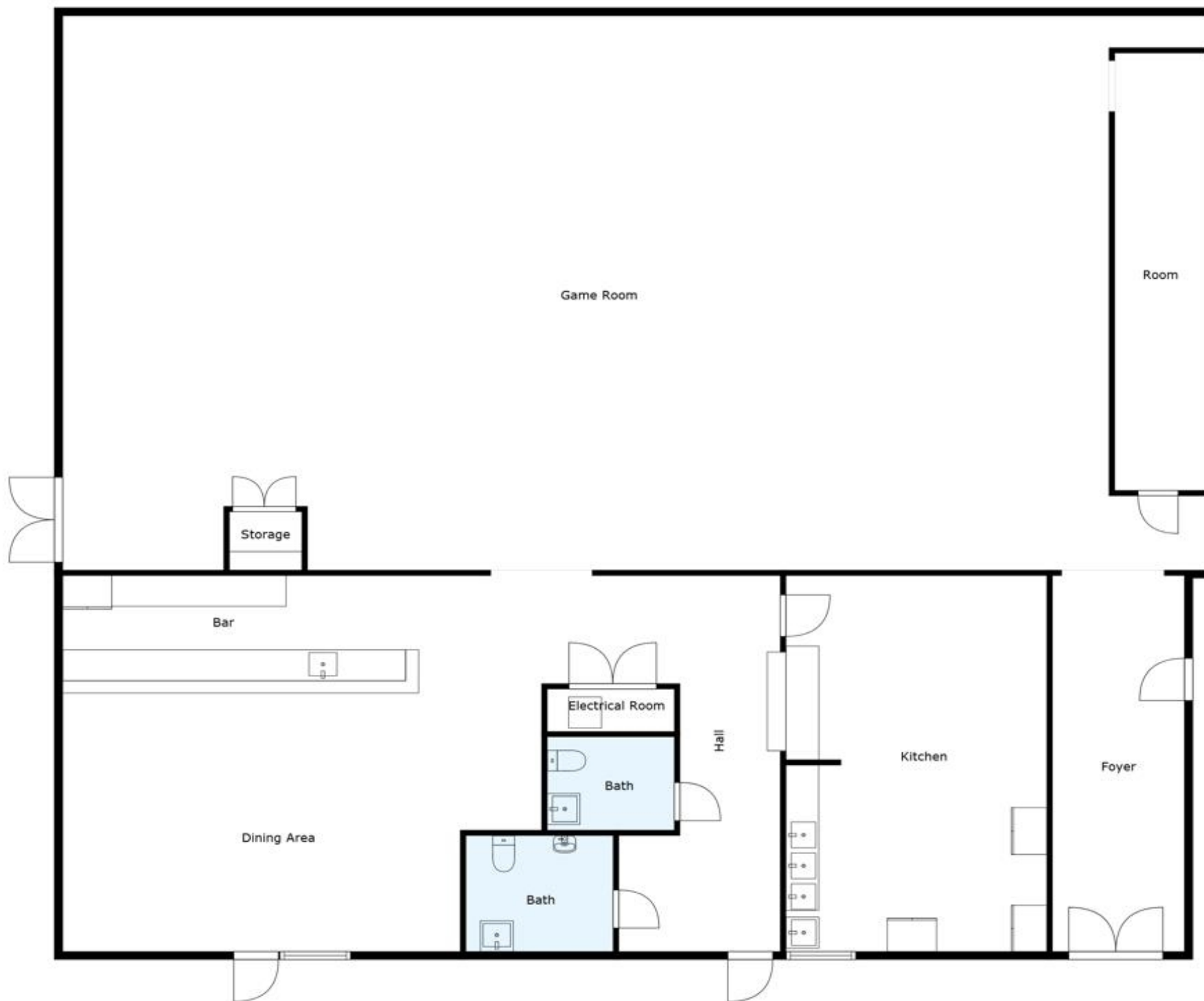
CONSTRUCTION

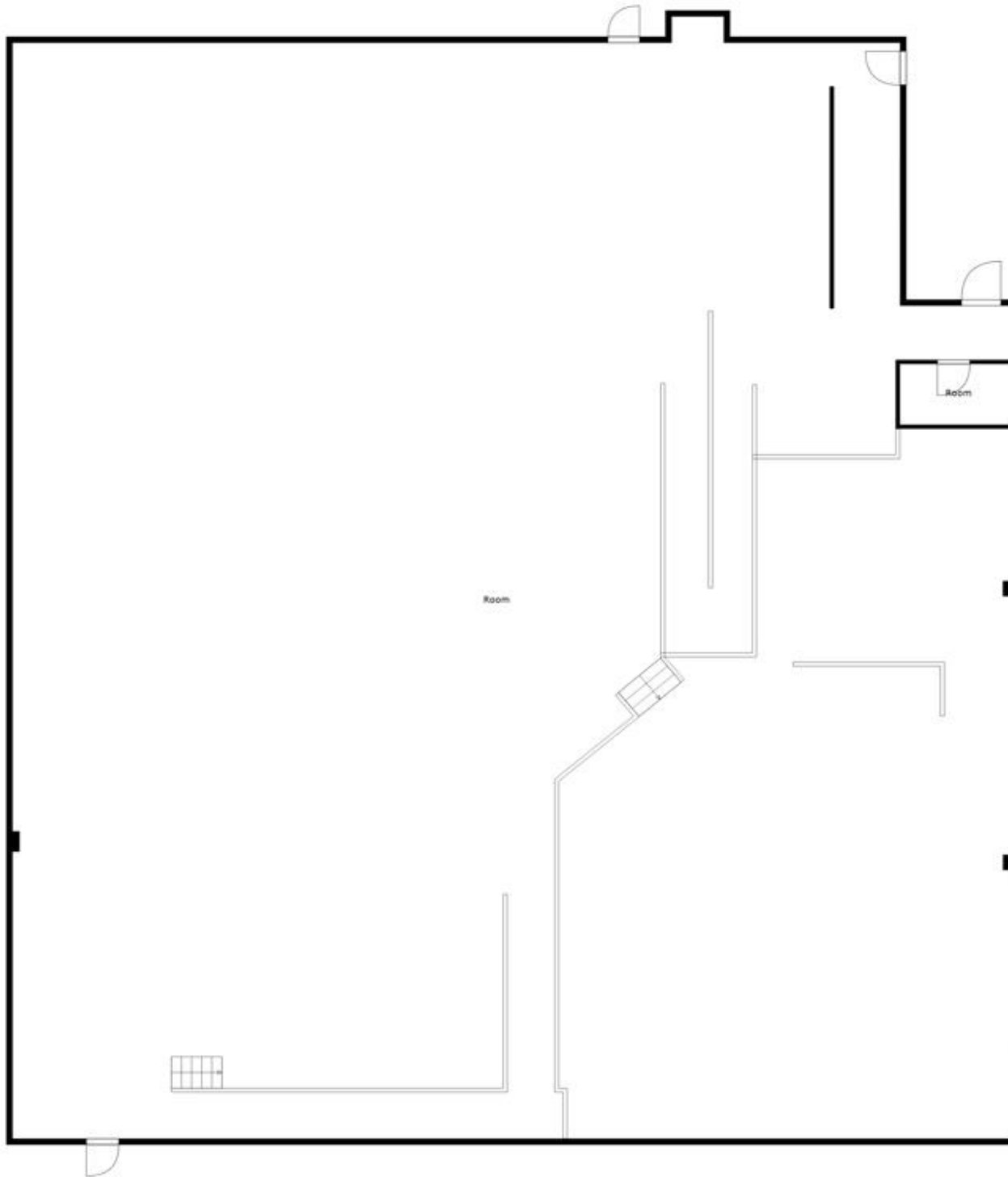
FOUNDATION	Concrete
FRAMING	Concrete
EXTERIOR	Concrete
PARKING SURFACE	Concrete
ROOF	Rubber Membrane

TENANT INFORMATION

LEASE TYPE	NNN
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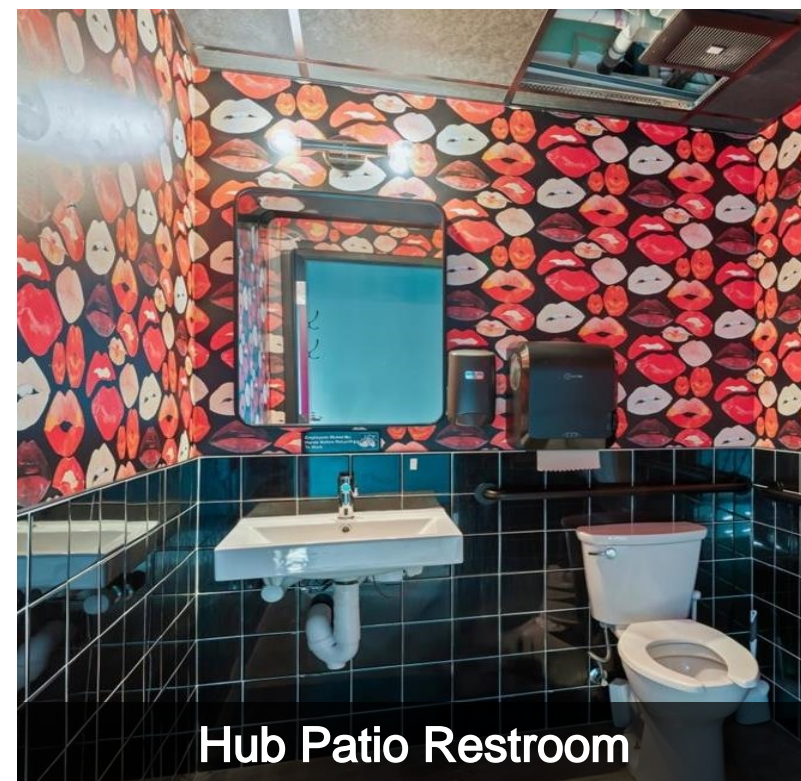
Hub Patio Bar



Hub Patio Wonder Bowling



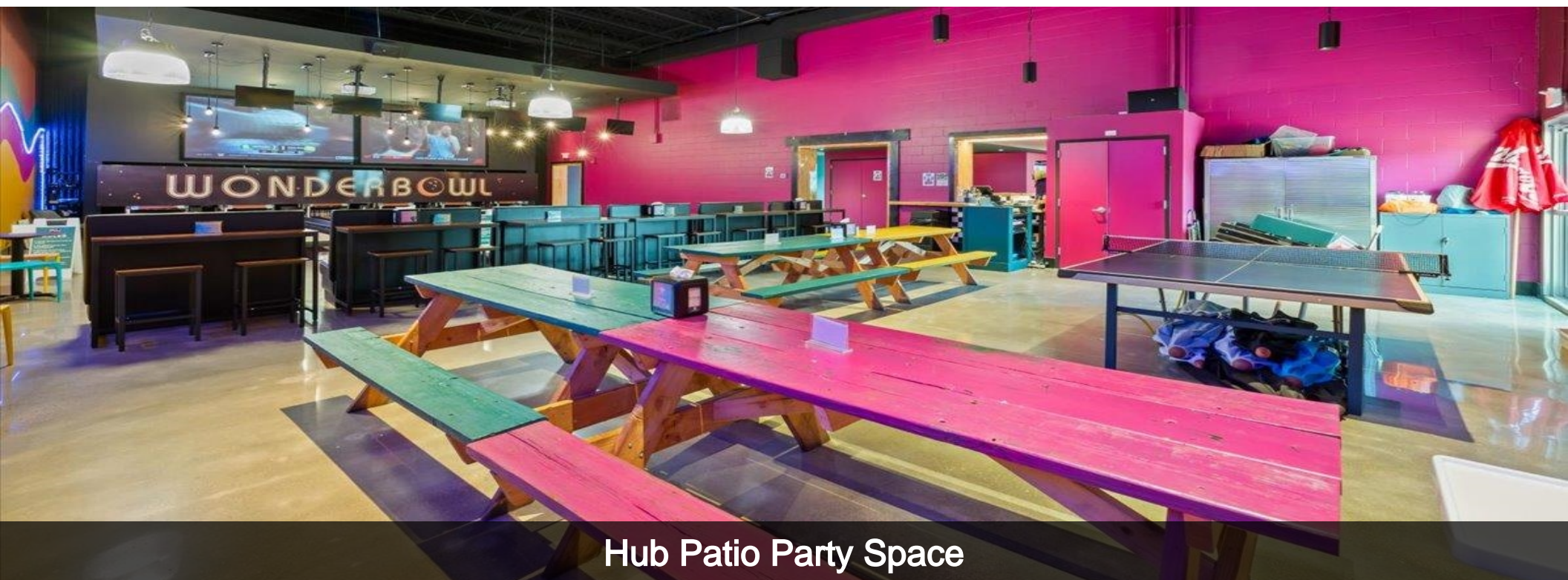
Hub Patio Kitchen



Hub Patio Restroom



Hub Patio Wonderbowling



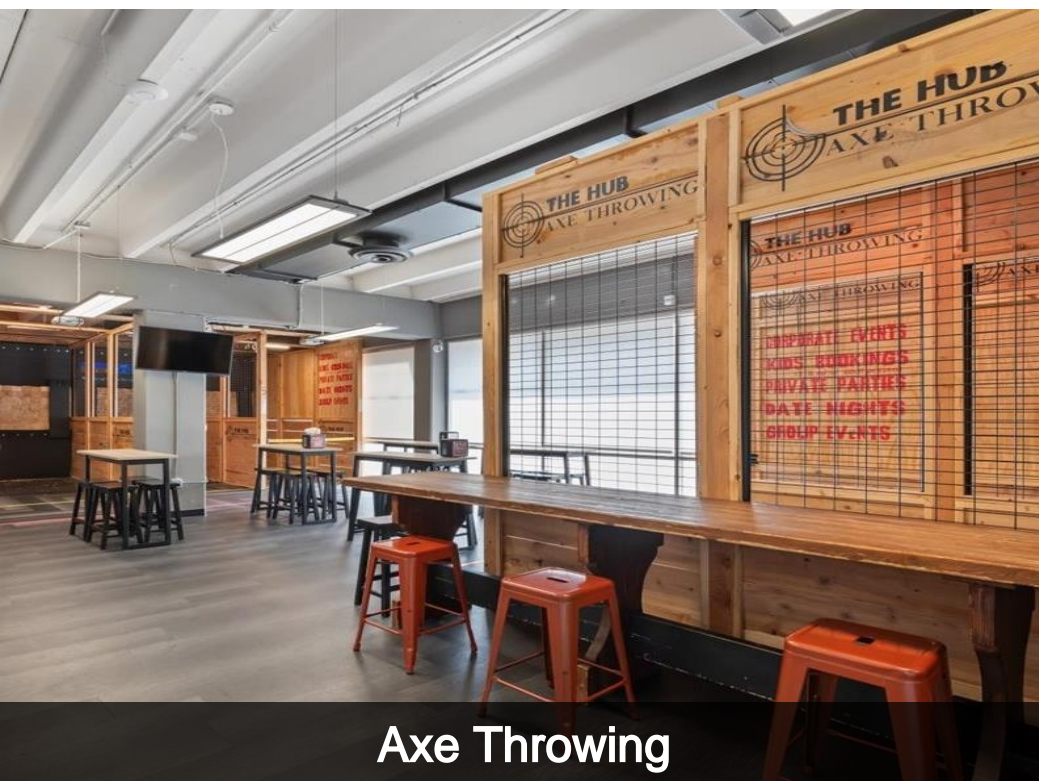
Hub Patio Party Space



Kids Zone



Kids Zone



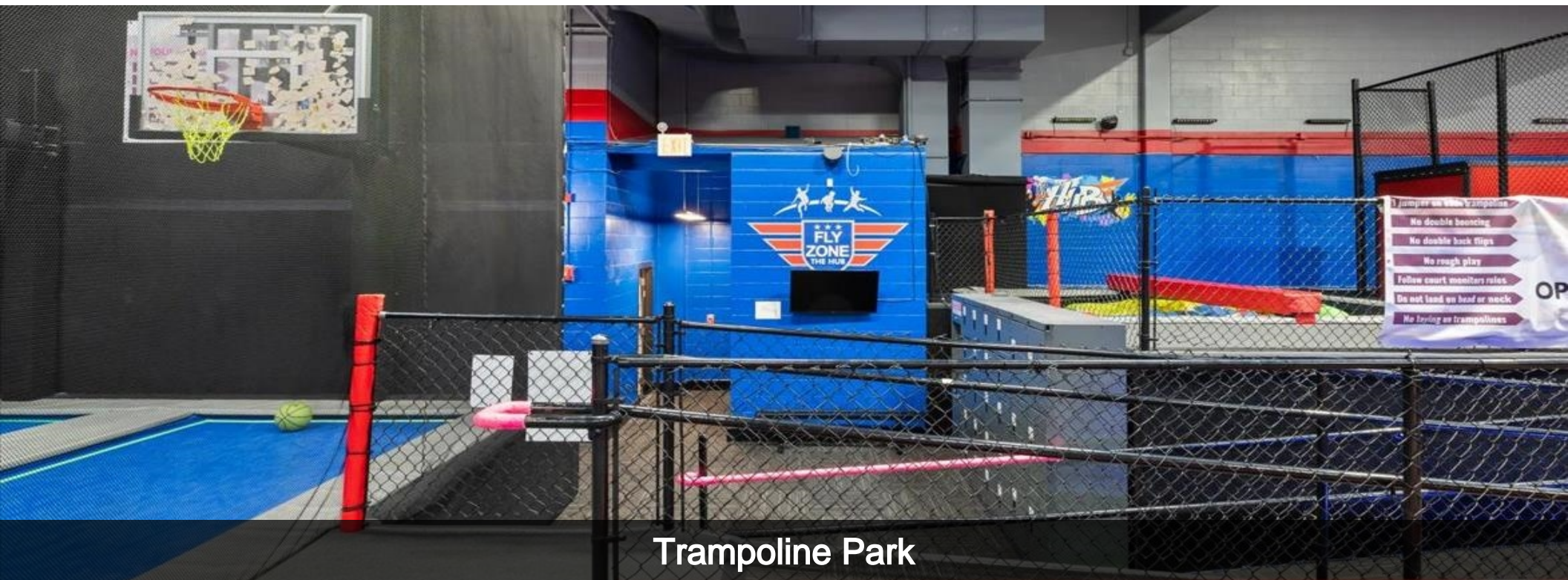
Axe Throwing



Ninja Warrior Course



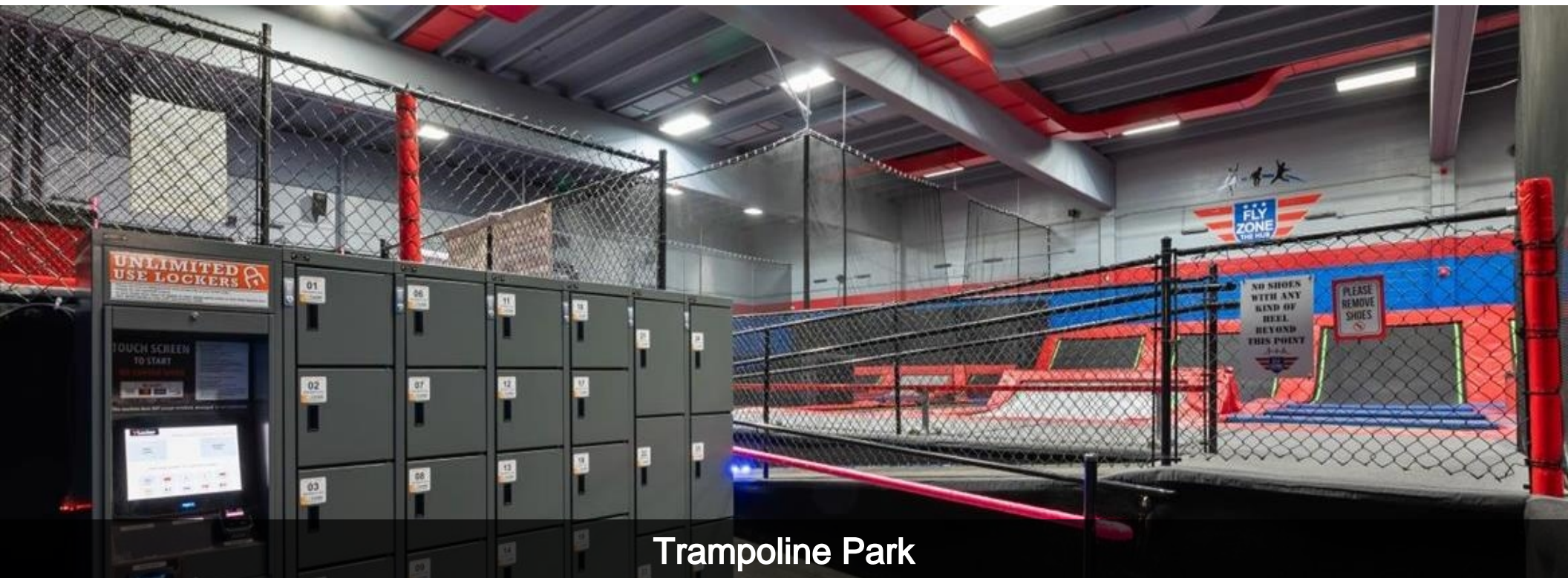
Trampoline Park



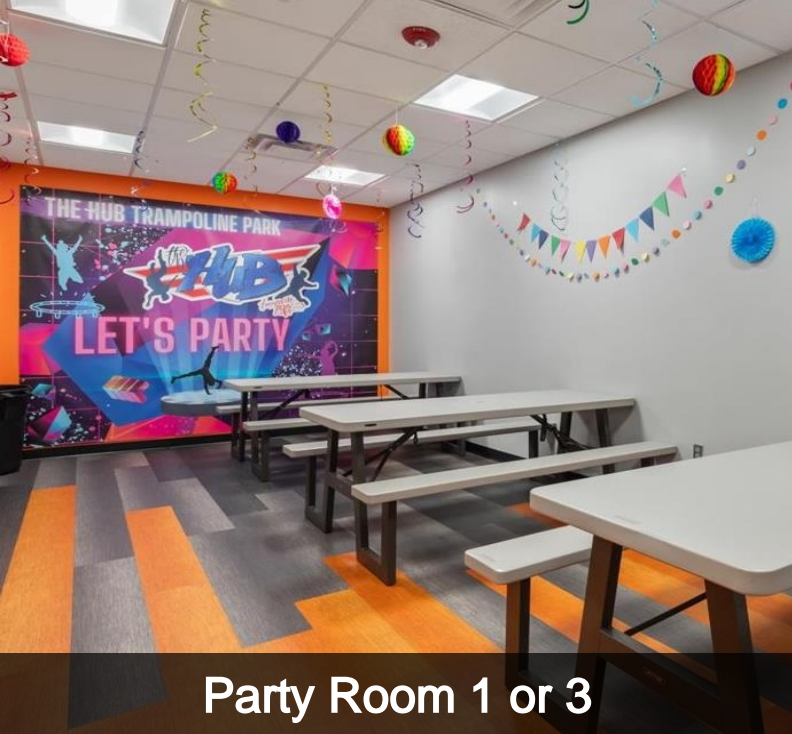
Trampoline Park



Trampoline Park



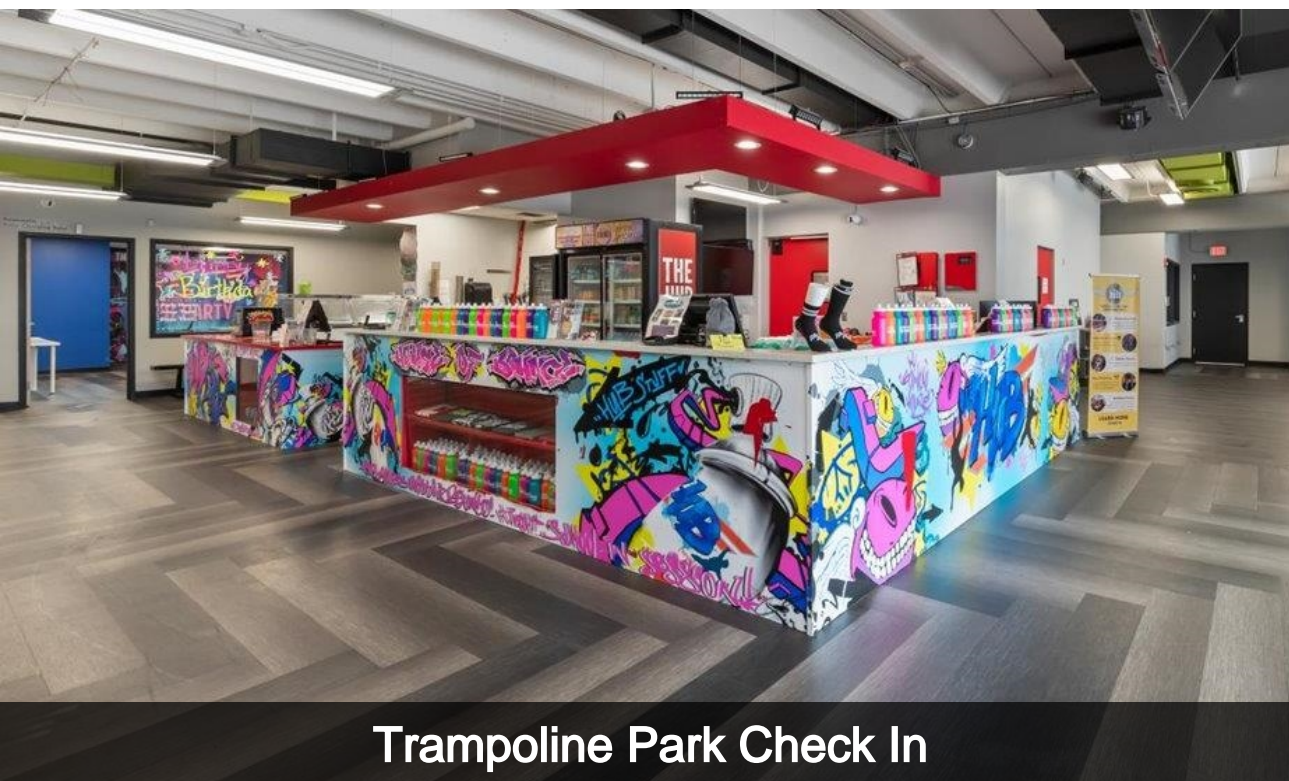
Trampoline Park



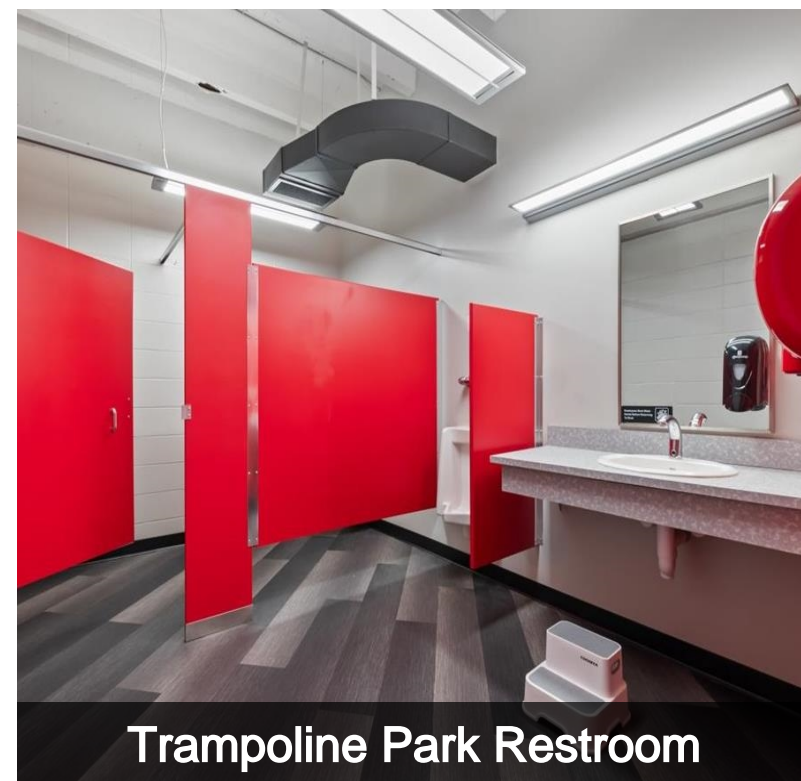
Party Room 1 or 3



Trampoline Park Kitchen



Trampoline Park Check In



Trampoline Park Restroom



Patio Seating



Pickleball Court



Patio Space



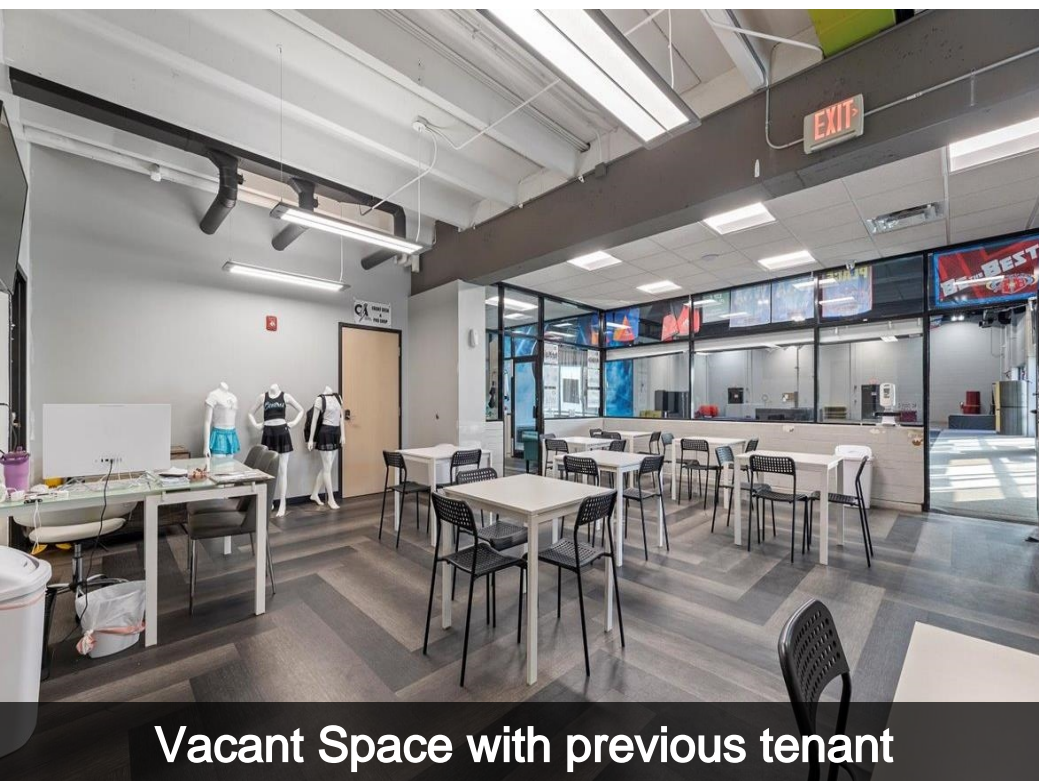
Parking Garage



Vacant Space



Vacant Space



Vacant Space with previous tenant



Vacant Space with previous tenant



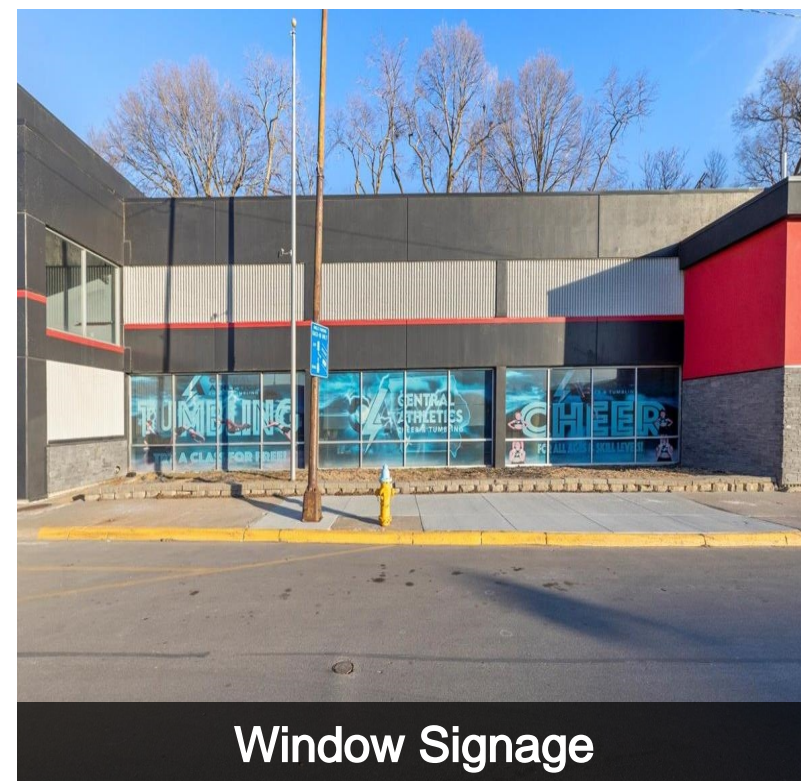
Signage



Overview



Hub and Parking Garage



Window Signage

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