

# Four Corners

## RETAIL PLAZA

101-105 E McLane Street, Osceola, Iowa

### Available Space

- Building Size: 5,100 SF

### Price

- **Sale Price: \$595,000**
- Cap Rate: 9.28% on current NOI
- Contact brokers for rent roll and financials

### Property Features

- Centralized location with great visibility on one of Osceola's main corridors
- Quick access to Interstate 35
- Tenants include: H&R Block (758 SF), US Marine Corps (742 SF), Unity Pointe at Home (900 SF), Sharp Hearing (900 SF), and Children & Families of Iowa (1,800 SF)
- WALT Remaining: 2.6 years
- Building Signage for all Tenants

[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

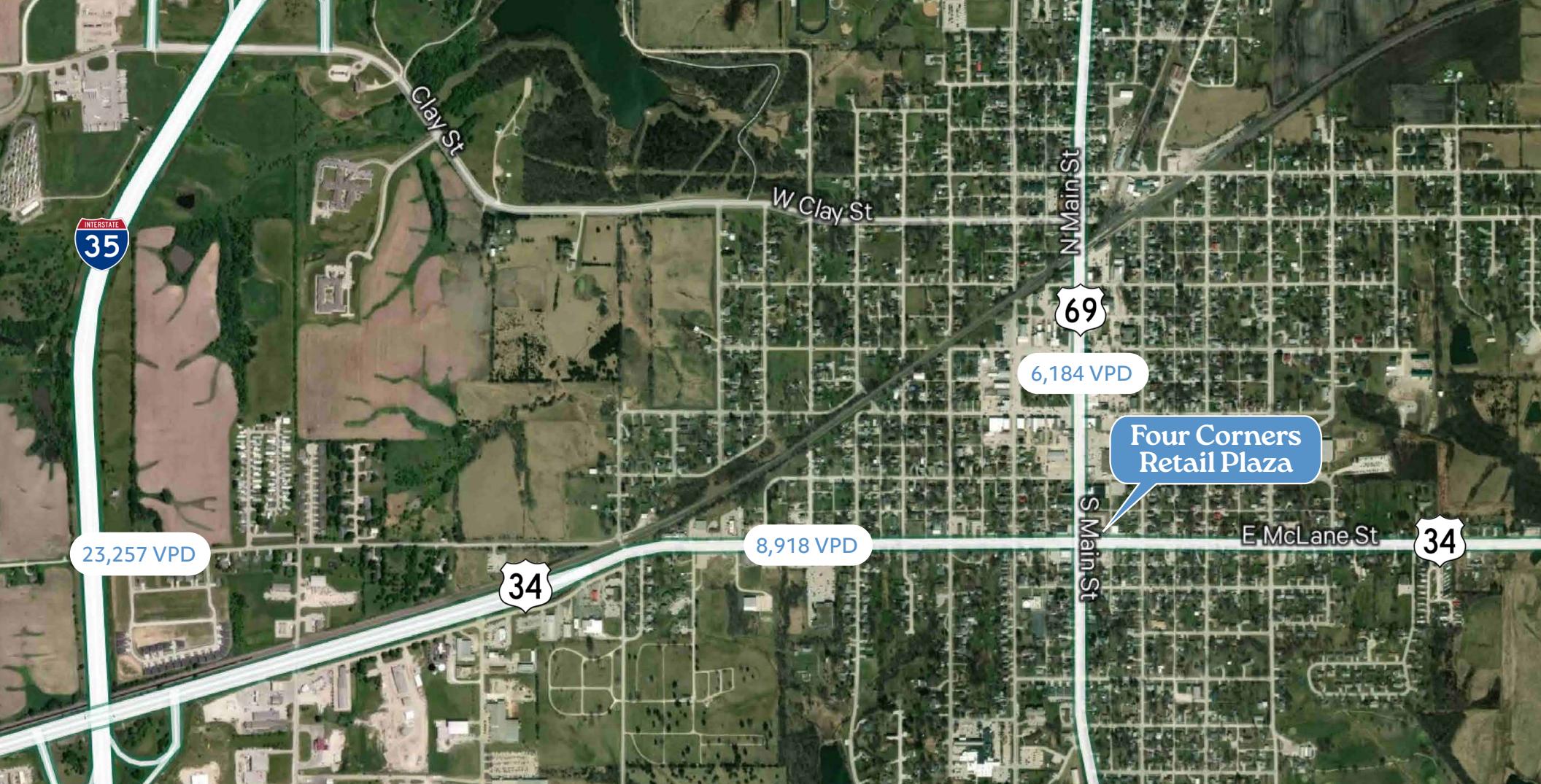


**Prime Location**  
At the intersection of  
Hwys 34 & 69

**CBRE**

# Property Location





## CONTACT US

### Max Colby

Senior Vice President  
+1 515 249 8355  
[max.colby@cbre.com](mailto:max.colby@cbre.com)  
Licensed in the State of Iowa

### Drew Rosonke

Sales Associate  
+1 515 612 5494  
[drew.rosonke@cbre.com](mailto:drew.rosonke@cbre.com)  
Licensed in the State of Iowa

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**