

RETAIL INVESTMENT | FOR SALE

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



Prime Location
At the intersection of
Hwys 34 & 69

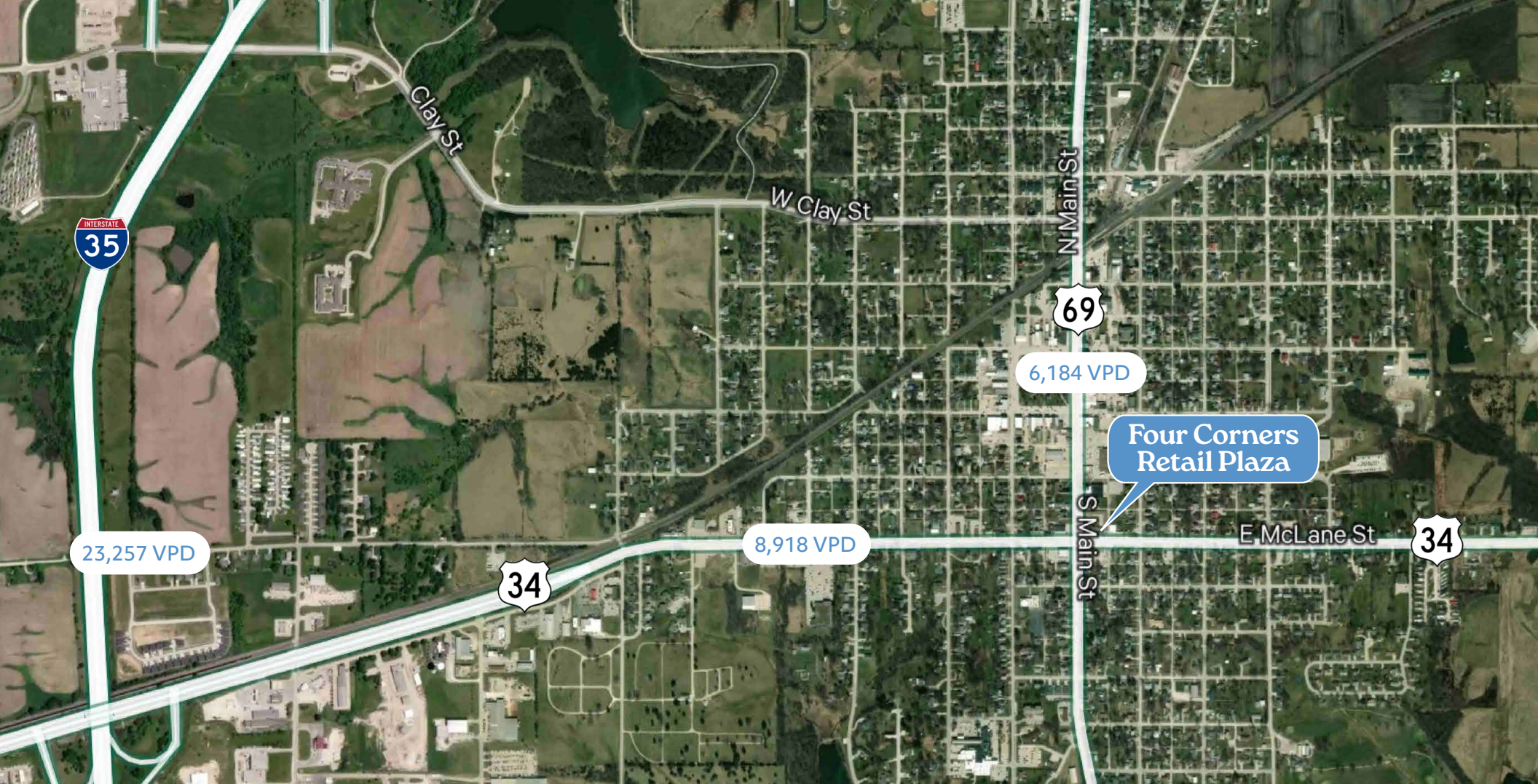


CBRE

www.cbre.com/desmoines

Property Location





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