



PROPERTY HIGHLIGHTS

- Within a Qualified Census Tract & Opportunity Zone!
- Attentive ownership group has recently restored the building while maintaining its historic character
- Versatile layout with full basement can accommodate various business types
- Prime location at a hard corner right off the bike path with ample visibility
- Adjacent to local traffic generators including 65K annual visits to neighbor, Hotel Pattee

OFFERING SUMMARY

SALE PRICE:	\$675,000
LEASE RATE:	Negotiable
LOT SIZE:	0.26 Acres
BUILDING SIZE:	9,920 SF (demisable)
BASEMENT CELLING HEIGHT:	8.5 FT
MAIN LEVEL CELLING HEIGHT:	14-16 FT

PROPERTY DESCRIPTION

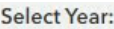
This recently restored 9,920 SF building offers a strategic location just half a mile north of Hwy 141 and right off the Raccoon River Valley Trailway in the heart of Perry, making it an ideal choice for retailers seeking an easy commute and great visibility without losing the small town charm. Its prominent position in the Perry area ensures a strong presence within the local market,, including the notable Hotel Pattee’s location across the street which pulls in an average of 65,000 annual visitors. This building contains a mostly open floor plan and a basement in phenomenal condition. It can easily accommodate a single user, but the strategic location of multiple entrances to the building would allow for up to 3-4 tenants if desired. Don’t miss the chance to capitalize on this exceptional property and elevate your portfolio in this thriving commercial hub.

LOCATION DESCRIPTION

Immerse yourself in the charming community surrounding the property in Perry, IA. Located in a vibrant neighborhood right across the street from the Perry library, chamber of commerce, and well-known Hotel Pattee and adjoined Pattee Cafe. Enjoy the convenience of nearby dining options, shopping centers, and recreational facilities. With its welcoming atmosphere and strong community spirit, Perry provides an ideal setting for professionals seeking a retail or office space. Embrace the area’s small-town charm while being just a short distance from major transportation routes, creating the perfect balance between accessibility and local charm.



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Technologies, USDA/FPAC/GEO

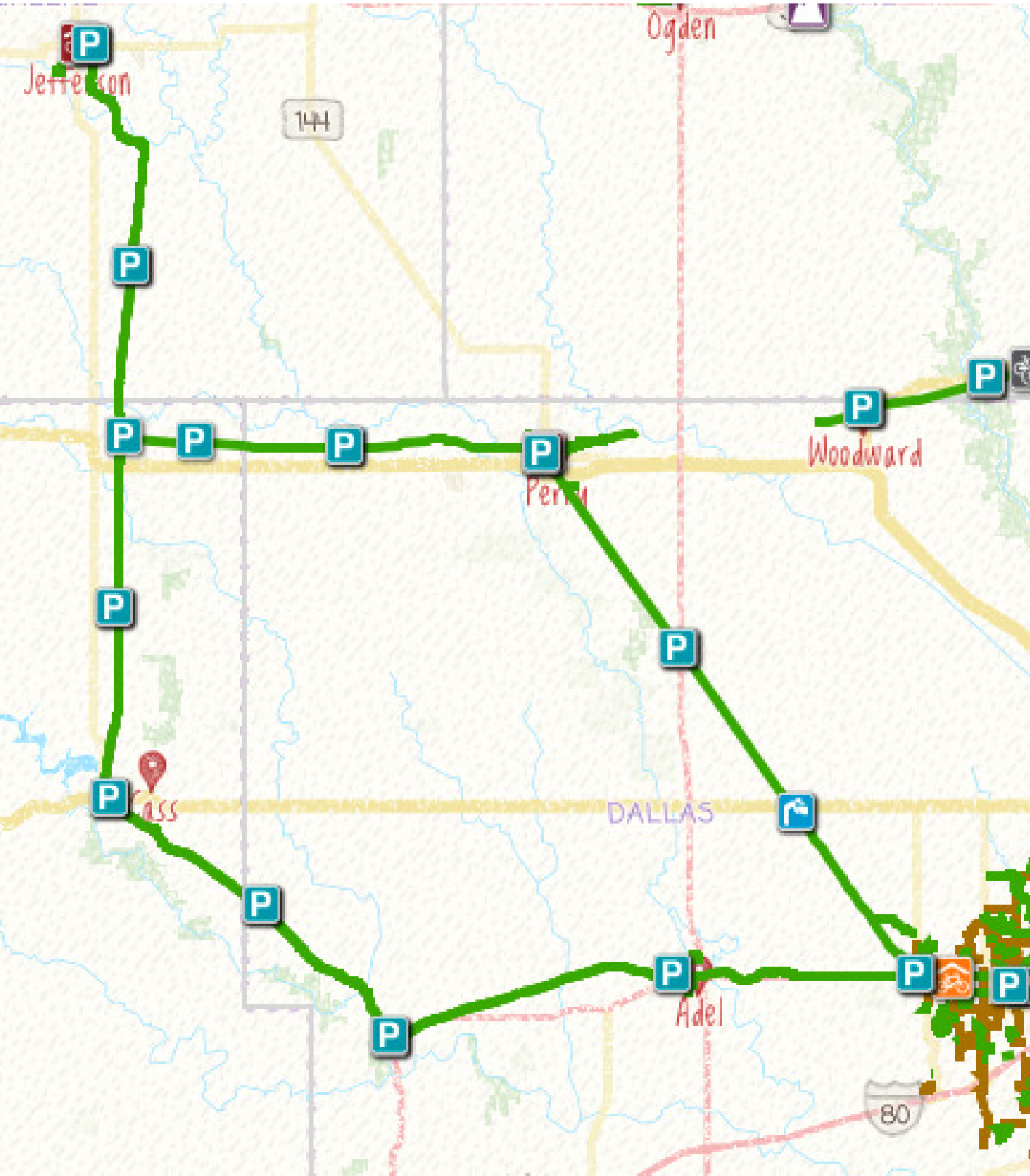


☒ 2025 ☐ 2024

Select Layer(s):

- LIHTC Projects (Zoom 11+)
- FMR Outlines (Zoom 4+)
- Difficult Development Areas (Zoom 7+)
 - Non-Metro Difficult Development Areas
 - Small Difficult Development Areas
- Color QCT Qualified Tracts (Zoom 7+)
- Tracts Outline (Zoom 11+)

REGIONAL BIKE MAP



ADDITIONAL PHOTOS

