

# 422 E COOLBAUGH ST.



RED OAK, IA 51566

## FORMER HISTORIC MASONIC LODGE BUILDING FOR SALE - REDEVELOPMENT OPPORTUNITY



# \$150,000

The information furnished herein is from sources believed reliable, but is not guaranteed by BHGRE Commercial or its agents, and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.

The Masonic organization reserves the right to retrieve the building's cornerstone in the event of demolition.

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### PROPERTY OVERVIEW

The former 4 story Masonic Lodge is a signature historic structure in downtown Red Oak, IA offering a unique canvas for redevelopment. Properties with architectural character and strong community identity are hard to find—and highly desirable for adaptive re-use. historic building with a large interior and features like a ballroom on the third floor — a style often found in former lodge buildings or multi-use downtown properties

four-story historic building with a large interior and features like a ballroom on the third floor — a style often found in former lodge buildings or multi-use downtown properties.

Historic Masonic buildings often served dual roles: lodge meeting halls upstairs and commercial or event space at street level, especially in small towns — so it's possible this property once housed a lodge meeting space even if primary records online are scarce.

The former four-story Masonic Lodge is a signature historic structure in downtown Red Oak, IA, offering a unique canvas for redevelopment. Properties with architectural character and a strong sense of community identity are rare—and highly desirable for adaptive reuse.

This historic building features a large interior with notable elements such as a ballroom on the third floor, a design commonly found in former lodge buildings and multi-use downtown properties. Historically, Masonic buildings often served dual roles: lodge meeting halls upstairs and commercial or event spaces at street level, particularly in smaller towns. While primary records are limited, it's likely this property once functioned as a lodge meeting space, reflecting its rich civic and architectural history.

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### PROPERTY INFORMATION

PRICE	\$150,000
YEAR BUILT	1882; 2 TOP STORIES ADDED IN 1915
ZONING	C - COMMERCIAL
FLOOD INSURANCE REQUIRED	Yes
TAXES	\$750
LOT SIZE	0.12ACRES; 5,400SF
BUILDING CLASS	B
BUILDING FAR	2.11
FRONTAGE	45' ON COOLBAUGH ST
PARKING	APPROXIMATELY 5 OFF STREET PARKING SPACES

### SQUARE FOOTAGE

1 <sup>st</sup> Floor	3,375 SF
2 <sup>nd</sup> Floor	3,375 SF
3 <sup>rd</sup> Floor	3,375 SF
4 <sup>th</sup> Floor	+/- 1,125 SF
Basement Entry	50 SF
<b>Total Building Size</b>	<b>+/- 11,375 SF</b>

### ANNUAL EXPENSES

Liability Insurance	\$4,404
Water	\$360
Gas & Electric	\$540
Property Taxes	\$750
<b>Total Approximate Expenses</b>	<b>\$6,054</b>

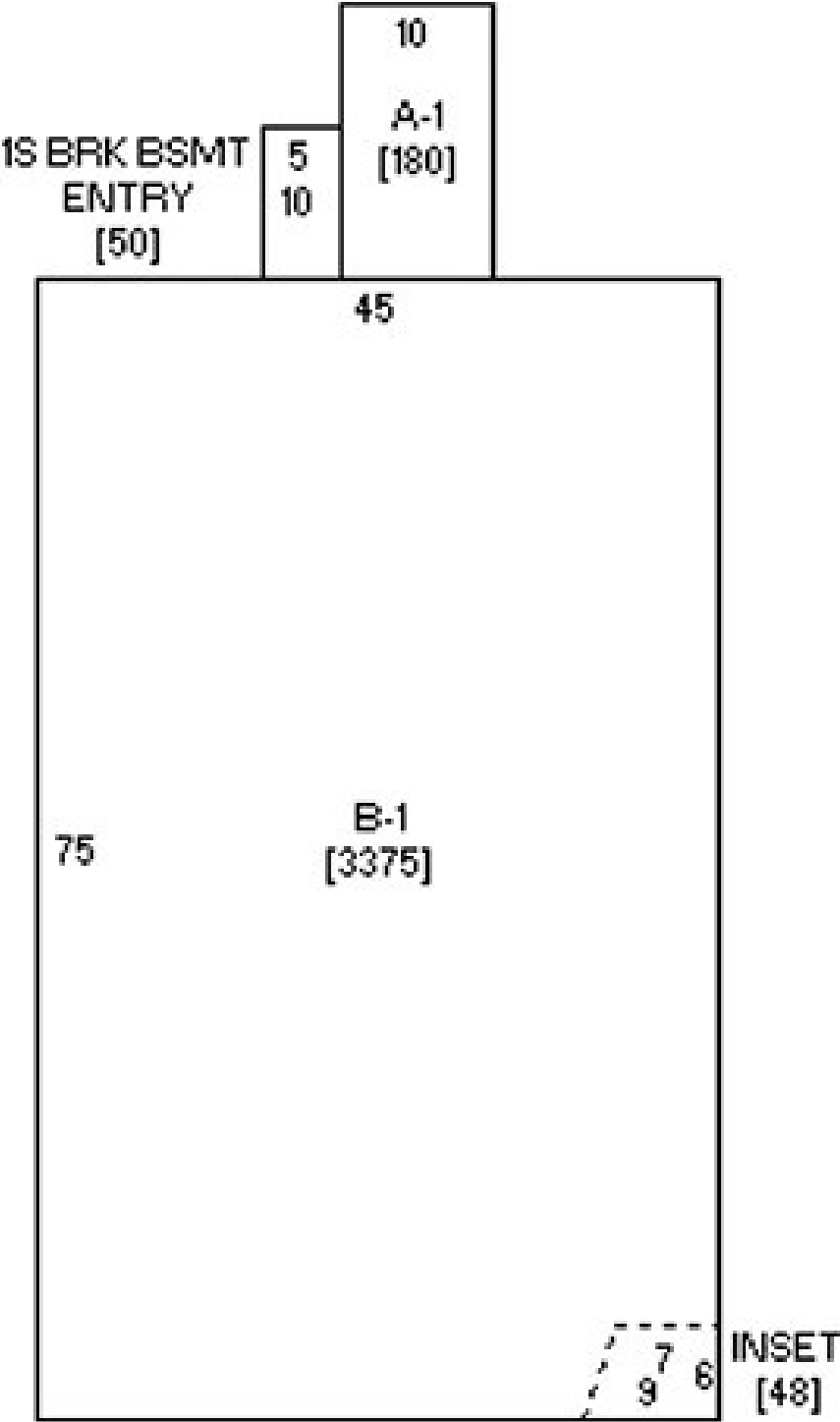
### FLEXIBLE USE POTENTIAL

Get maximum flexibility to reposition the space based on market demand. The building's layout and open interior volumes make it suitable for:

- Boutique retail
- Boutique hotel
- Office suites
- Creative studios or makerspace
- Event or community space
- Apartments or loft conversion (subject to approvals)
- Mixed-use redevelopment

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## PROPERTY INFORMATION

### PRIME LOCATION

Located within easy reach of the Omaha and Council Bluffs metro areas, Red Oak serves as a key hub for Montgomery County. Its strategic position along major transportation routes supports ongoing business activity, service demand, and workforce mobility.

E Coolbaugh St. is one of Red Oak's key commercial corridors, so the building receives strong visibility and benefits from a walkable downtown environment with ongoing business activity.



### BUNDLE OPPORTUNITY

This property may be purchased individually or as part of a combined offering with the adjacent mixed-use building at 418 E Coolbaugh St. The bundle provides investors the opportunity to control two neighboring parcels along a prominent downtown corridor, pairing immediate cash flow with long-term redevelopment potential.



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