

Retail/Office Space

This building includes a 9,100 SF former Dollar General (leased through October 2025) together with an actively leased 2,288 SF office space. The building is either available for sale, or the larger space is also available for lease.

The 11,388 SF building is located just off Hwy 175/US 59 in the heart of Ida Grove. The building, which now contains both retail and office space, is a former grocery store that was remodeled to accommodate Dollar General. Although Dollar General has time left on their lease, they have moved elsewhere in town and may be willing to terminate early. The office space is leased by Iowa State Extension. This lease provides a nice income stream for an owner/user, or supplemental income if a buyer is willing to re-tenant the building.

Property Features

- + Sale Price: \$519,400 (\$45 PSF)
- + Building Size: 11,388 SF
- + Owner Financing may be considered
- + Lot Size: 40,208 SF
- + Current NOI: \$70,997
- + Year Built: 1959 / Remodeled 2006
- + Cap Rate: 10.3%
- + Lease Space: 9,100 SF (available)

Contact Us

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Licensed in the State of Iowa

209 Moorehead Avenue
Ida Grove, IA 51445
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209 Moorehead Avenue
Ida Grove, Iowa 51445

For Sale or Lease

Overview

Property Summary

Year Built	1959 / Remodeled 1979
Address	209 Moorehead Avenue, Ida Grove, IA 51445
Building Size (SF)	11,388
Suite 1	9,100
Suite 2	2,288
Lot Size (SF)	40.208
Parking Lot	Asphalt
Building Type	Brick

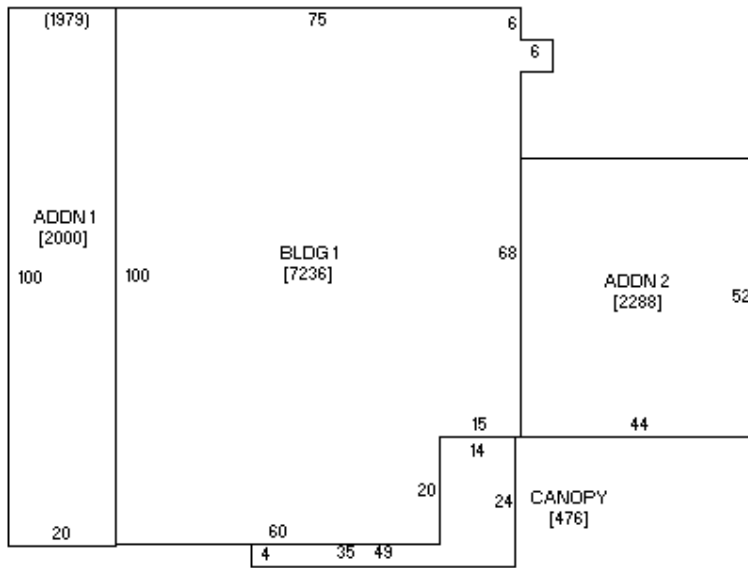


Lease Summary

Suite	Tenant	Size (SF)	Monthly Gross Rent	Annual Rent	Gross \$PSF	Net \$PSF	Lease Start	Lease End
Rent (Suite 1)	Dollar General	9,100	\$4,317.50	\$51,810.00	\$5.69	\$5.69	4/19/2008	10/31/2025
Rent (Suite 2)	Iowa State Extension	2,288	\$1,000.00	\$12,000.00	\$5.24	\$3.19	5/1/2006	4/30/2027
Reimbursements			\$598.92	\$7,187.00				
Subtotal		11,388	\$5,916.42	\$70,997.00				

Floor Plan & Aerial

Floor Plan



Aerial View



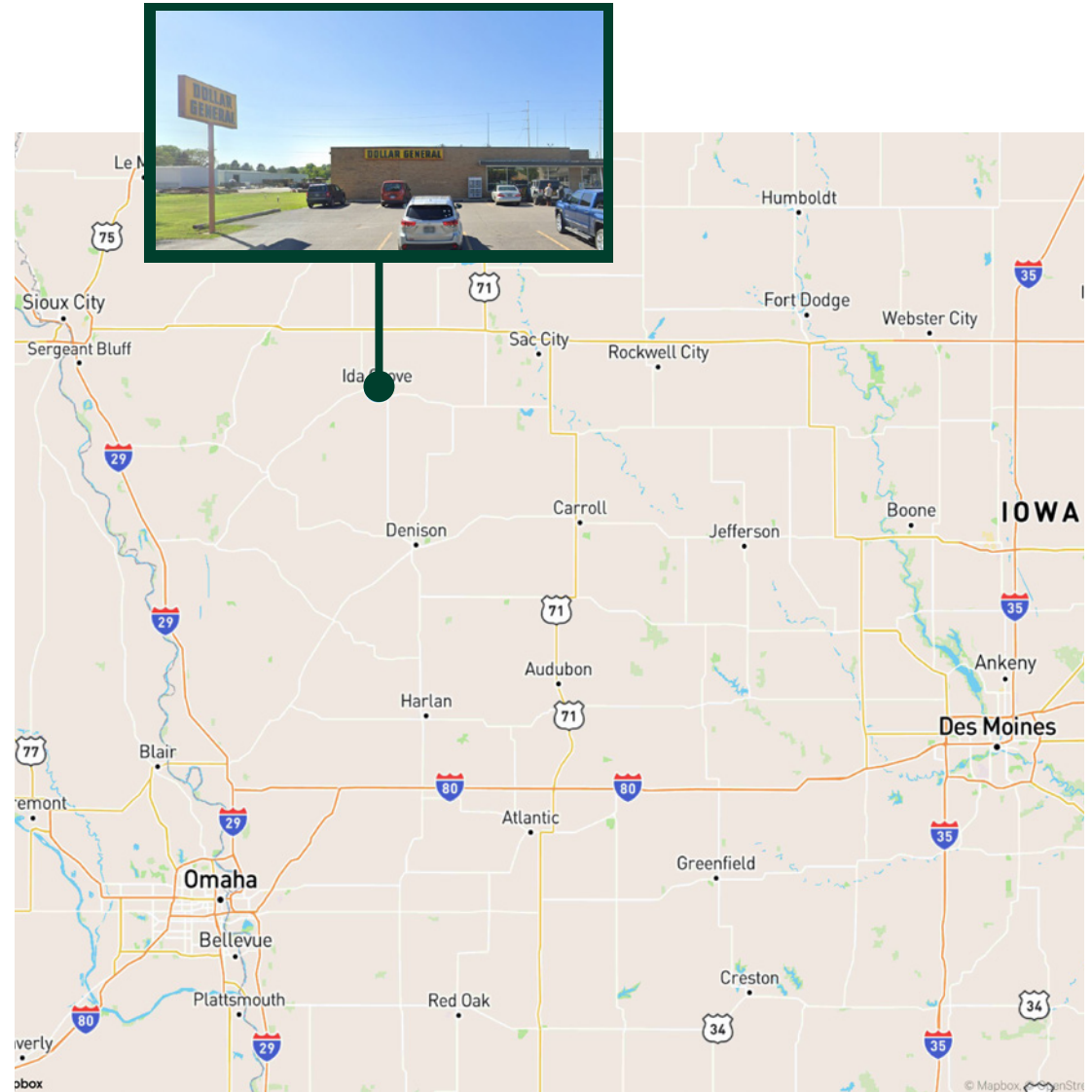
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Location

Demographics

	3 Miles	5 Miles	10 Miles
Population	2,293	2,565	4,934
Households	1,047	1,849	3,572
Household Income	\$94,860	\$94,550	\$92,912
Businesses	193	199	295



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