

OFFICE, FLEX OR
SPECIAL PURPOSE SPACE

FOR SALE
\$325,000

OFFERING SUMMARY

Sale Price: \$325,000
Building Size: 2,690 Sq Ft
Lot Size: 0.30 Acres/ 12,840 Sq Ft
Zoning: Commercial
Possession: Immediate
MLS: 2500285

900 E 3rd Street
Anamosa, IA 52205



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Immediate possession commercial building with 2,690 main level square footage. Electricity and HVAC are set up for a single user or could be split into 1,640 square footage with a common vestibule and 1040 square footage West side door entrance. Amenities include a vestibule entrance, waiting or lobby area, enclosed offices, a 9' main floor side wall height, ceiling speakers, two restrooms, 3 exits, and plenty of electrical and plumbing for many building uses. This quality built commercial building offers a web floor truss system making it easy to remodel or work with future uses, a tankless water heater, washer and dryer hook ups with units included. Signage opportunities include large South facing windows and a common monument with electricity. Efficiency items include HVAC, insulation, and solar electrical collecting panels, and two electrical panels. Average monthly gas: \$63, average monthly electrical \$105, Maquoketa Valley Electric fiber, phone, and internet. Plenty of parking with a concrete lot, 2 common entrances, high visibility corner lot. Included in the .3 acre lot is a 14' x 20' garage / out building with double door access, overhead opener, and driveway to the alley access. Expandable 1,640 square foot option in the lower level with a poured concrete wall, ¾ bathroom, and kitchenette. New owner to review and approve of the common wall and maintenance agreement.

- 9 Ft Main Floor Sidewalls
- 2 Restrooms Main, 1 Lower Level
- 3 Entrances (2 private side entrances)
- Shared Vestibule Entrance
- 2 Electrical Breaker Panels, 2 Water Meters
- 2 A/C Units & 2 Furnaces for Zoning
- Illuminated Monument Sign
- 14 x 20 Shed/Garage with Electricity
- Gross Tax: \$6,918
- Tankless Water Heater
- Display Windows
- Concrete Parking
- Ceiling Speaker System
- Lower Level Kitchenette
- Gas: Black Hills Energy Average \$63, Electric: Alliant Energy \$105
- Maquoketa Valley Electric Fiber Phone/Internet
- Dumpster Owns & Remains
- Solar Panels
- Washer/Dryer Hookups (Washer/Dryer Remain)



