



**FOR SALE**

KEOKUK MEDICAL CENTER

**CHASE. COLLECTIVE**  
COMMERCIAL REAL ESTATE

# TABLE OF CONTENTS

**KEOKUK MEDICAL CENTER**  
1414 MAIN ST, KEOKUK, IA 52632

SECTION / PAGE 2

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## TABLE OF CONTENTS

TABLE OF CONTENTS	2
PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
RECEPTION & LOBBY	7
OFFICE & PHYSICIAN ROOMS	8
X-RAY & PROCEDURE ROOMS	9
EXAM ROOMS	10
LOUNGE   RESTROOMS   SOILED UTILITY	11
STORAGE   MECHANICAL   UTILITY	12
PROPERTY VIDEO	13
FLOOR PLANS	14
LOCATION INFORMATION	15
REGIONAL MAP	16
LOCATION MAP	17
RETAILER MAP	18
DEMOGRAPHICS MAP & REPORT	19
ADVISOR BIO 1	20





# PROPERTY INFORMATION

# PROPERTY SUMMARY

KEOKUK MEDICAL CENTER  
1414 MAIN ST, KEOKUK, IA 52632

SECTION 1 / PAGE 4



## OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	8,594 SF
Lot Size:	0.64 Acres
Building Size:	8,594 SF
Construction Type	Post & Beam
Unused Space	~1,400 SF
Traffic Counts	~12,100 VPD

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	5,078	6,680	7,802
Total Population	12,066	15,825	18,452
Average HH Income	\$72,929	\$76,728	\$77,890

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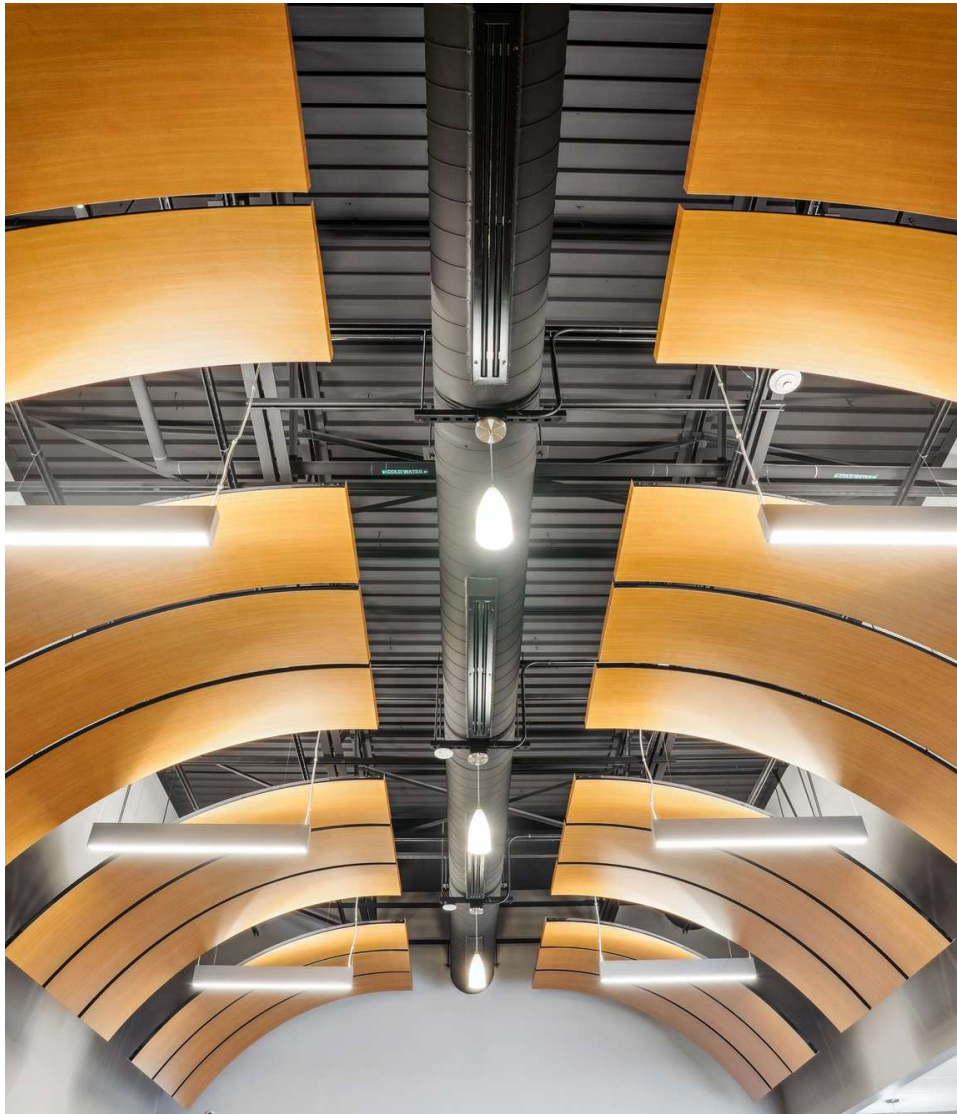
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# PROPERTY DESCRIPTION

**KEOKUK MEDICAL CENTER**  
1414 MAIN ST, KEOKUK, IA 52632

SECTION 1 / PAGE 5



## PROPERTY DESCRIPTION

Positioned in the heart of Keokuk's busiest commercial district, 1414 Main Street offers a rare opportunity to own a fully renovated, turnkey medical office building with unbeatable flexibility. Originally built in 1996 and completely gutted and redesigned in 2015, this 6,800± SF facility is a modern, efficient, and highly adaptable space ready for immediate use — or full customization.

Upon arrival, one of the first things you'll notice is the prominent monument sign, widely considered the largest and most attractive signage in all of Keokuk. This signage, paired with Main Street frontage and 12,100+ daily vehicles, ensures maximum exposure to both foot and vehicle traffic. A drive-through lane—currently unused—adds even more operational potential for pharmacy pickup, lab drop-offs, or other service models.

The current layout is thoughtfully designed for medical operations and includes:

- A large, welcoming reception and lobby area
- 9 exam rooms
- 3 private physician offices
- 1 general office space behind reception
- X-ray room, lab, and large procedure room
- Central nurses station and staff lounge
- 4 restrooms, janitorial closet, and delivery dock

With 14' ceilings and post-and-beam construction, there are no interior load-bearing walls—offering unlimited flexibility for redesign or mixed-use adaptation. Whether you're a healthcare system, multi-practitioner group, or service provider looking to reimagine the space, the structural design allows for complete interior transformation without major construction barriers.

A 1,400 SF unfinished portion on the east side of the building presents further opportunity. This space has its own entrance and can be seamlessly integrated into the existing layout or repurposed for a complementary business like a pharmacy, chiropractor, or physical therapist—creating a true wellness hub.

Zoned for commercial/medical use and situated near other healthcare facilities, this building is ideal for:

- Regional hospital systems expanding outpatient care
- Specialists seeking a plug-and-play location
- Multi-tenant medical offices
- Urgent care or diagnostics centers

The property's former use as a clinic for a regional hospital system speaks to its design quality and functional readiness. All infrastructure is in place, from HVAC and electrical systems to IT wiring and patient flow optimization.

This is not just another medical building—it's a fully customizable platform in a proven, high-demand corridor. Investors and owner-users alike will find long-term value in its flexible design, strong location fundamentals, and high visibility.

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# COMPLETE HIGHLIGHTS

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1414 MAIN ST, KEOKUK, IA 52632

SECTION 1 / PAGE 6



## PROPERTY HIGHLIGHTS

- 8,594 SF turnkey medical office building
- Located on Main Street/Highways 218 & 61 in Keokuk, IA
- Over 12,100 vehicles per day — excellent visibility
- Largest and most attractive monument sign in Keokuk
- Built in 1996; completely renovated in 2015
- 9 exam rooms, 3 physician offices, 1 general office
- X-ray room, lab, large procedure room, nurses station
- 14' ceilings with post-and-beam construction — no interior load-bearing walls
- ~1,400 SF unfinished space with separate entrance for future use or 2nd tenant
- Drive-through lane available for reactivation
- Zoned for Commercial
- Delivery dock and four restrooms
- Flexible layout — ideal for multi-tenant or specialty practices
- High-growth corridor with regional healthcare demand
- Tri-state location near Illinois and Missouri — ideal for out-of-state investors

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# RECEPTION & LOBBY

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SECTION 1 / PAGE 7



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# OFFICE & PHYSICIAN ROOMS

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# X-RAY & PROCEDURE ROOMS

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# EXAM ROOMS

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SECTION 1 / PAGE 10



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# LOUNGE | RESTROOMS | SOILED UTILITY

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SECTION 1 / PAGE 11



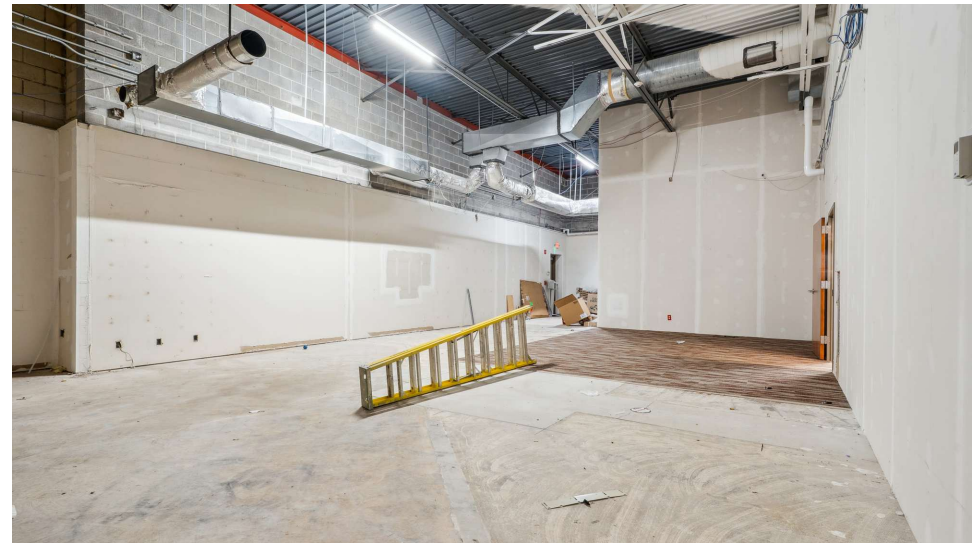
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SECTION 1 / PAGE 12





## PROPERTY VIDEO

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SECTION 1 / PAGE 13



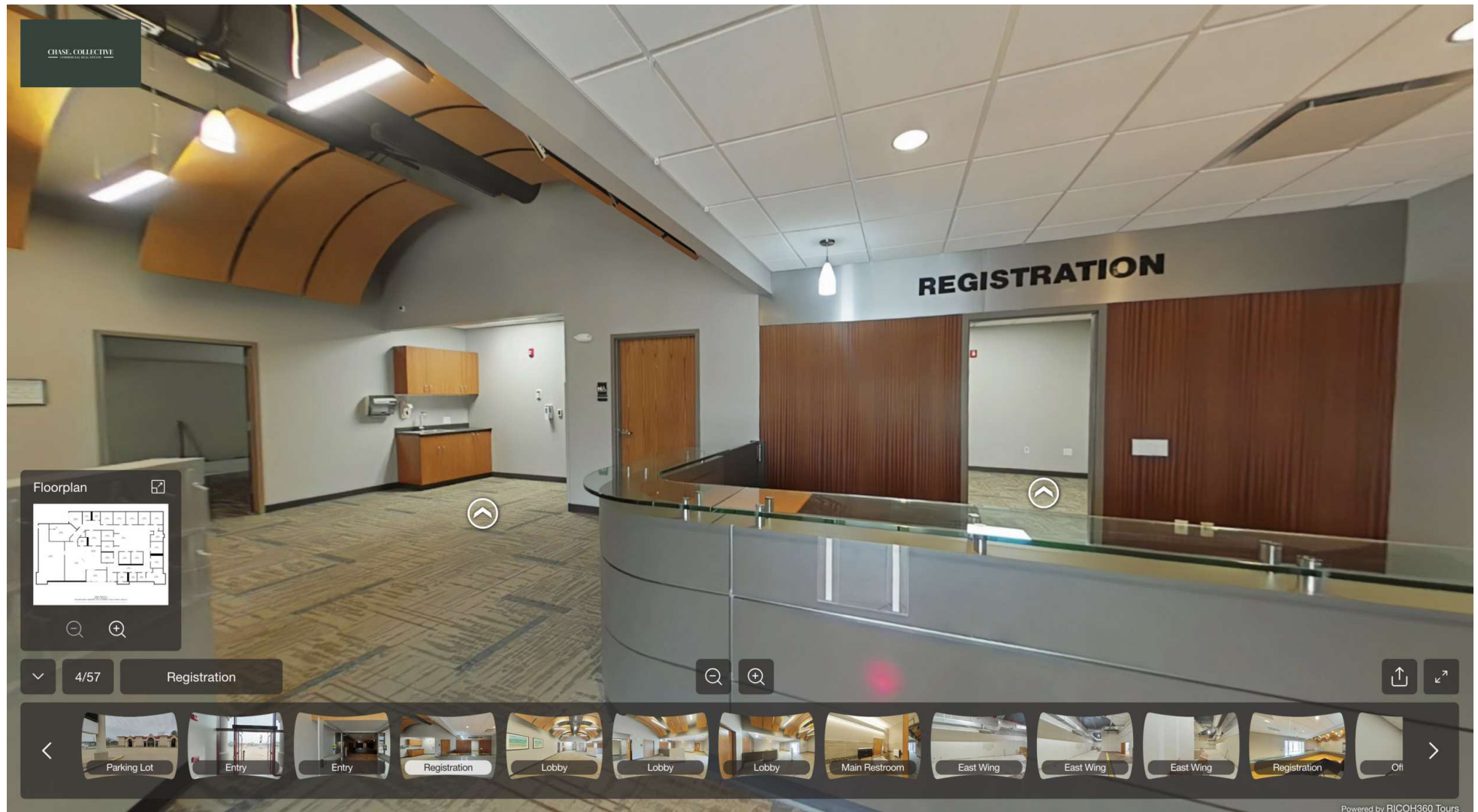
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# VIRTUAL TOUR

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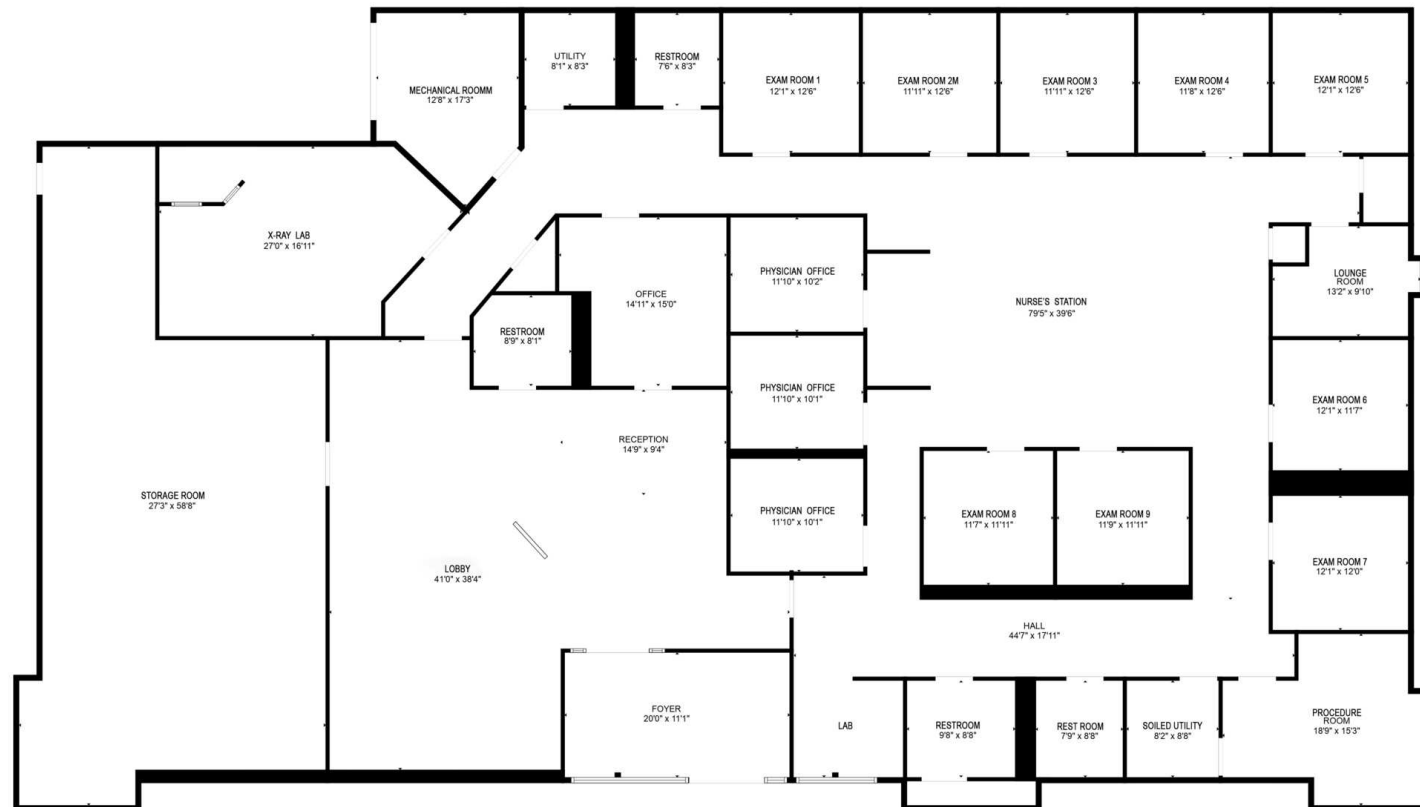
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# FLOOR PLANS

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SECTION 1 / PAGE 14



KEOKUK MEDICAL CENTER  
1414 MAIN STREET - KEOKUK, IA  
6,594 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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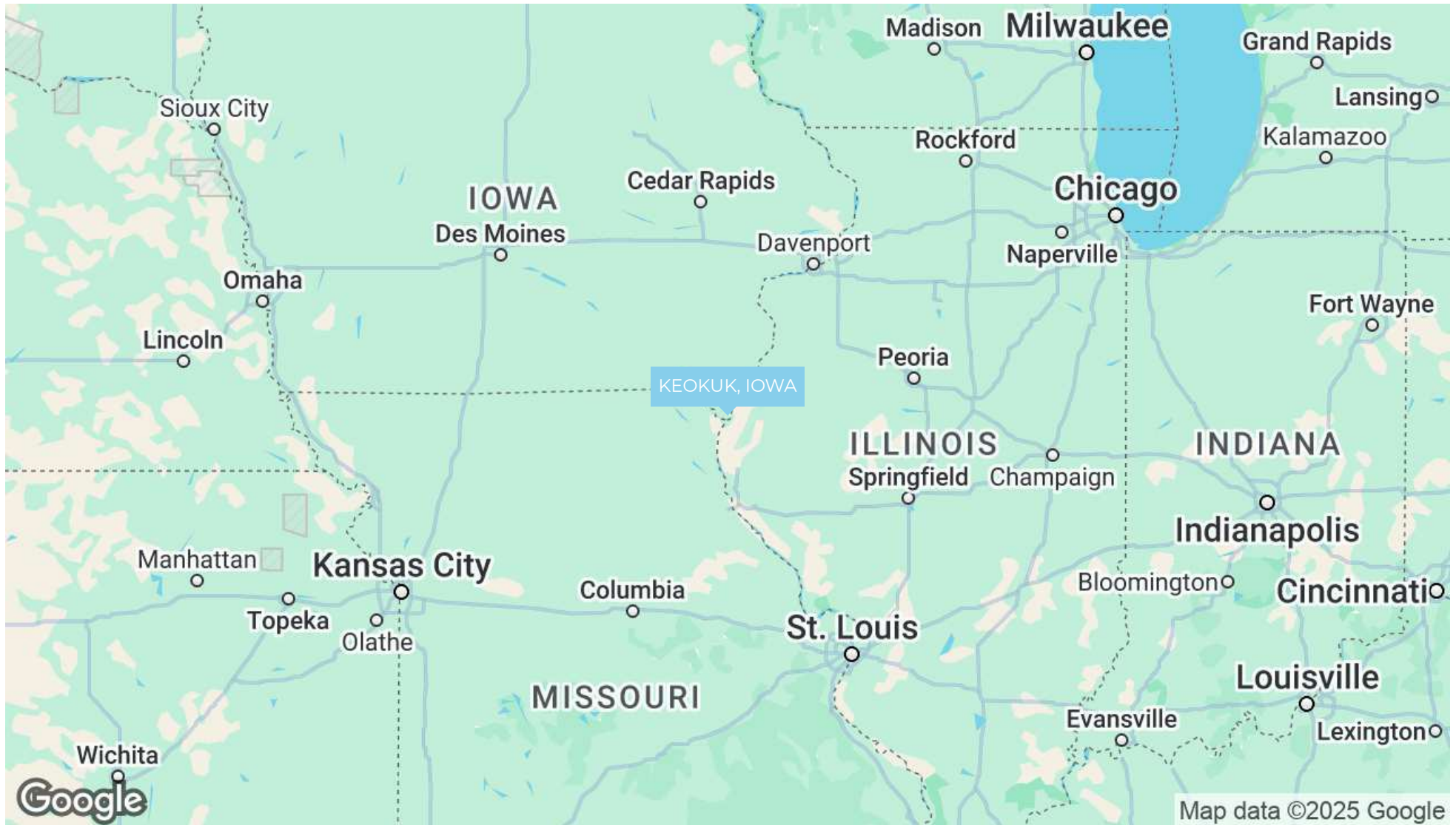
LOCATION INFORMATION



## REGIONAL MAP

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SECTION 2 / PAGE 16



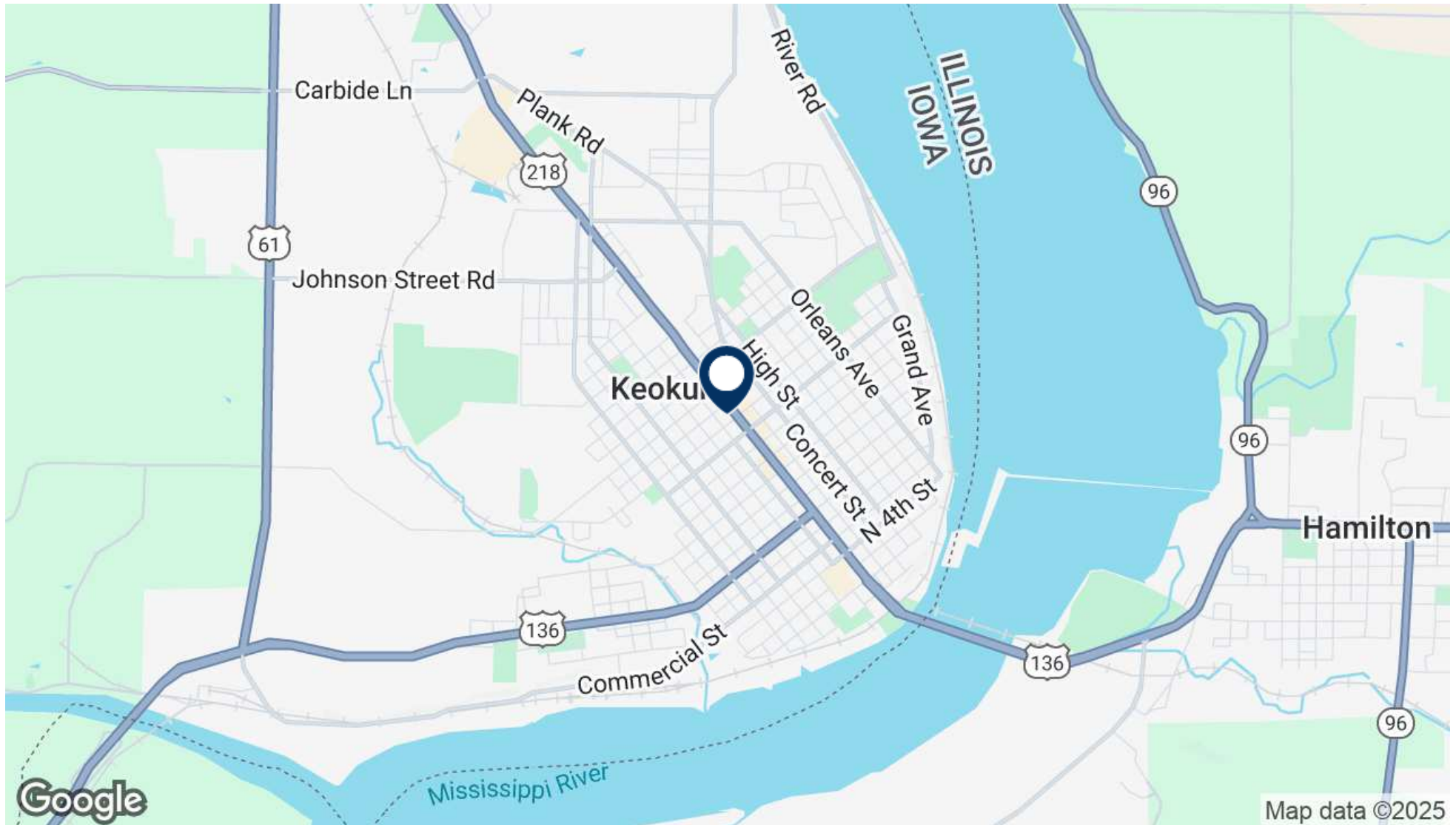
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## LOCATION MAP

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SECTION 2 / PAGE 17



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# RETAILER MAP

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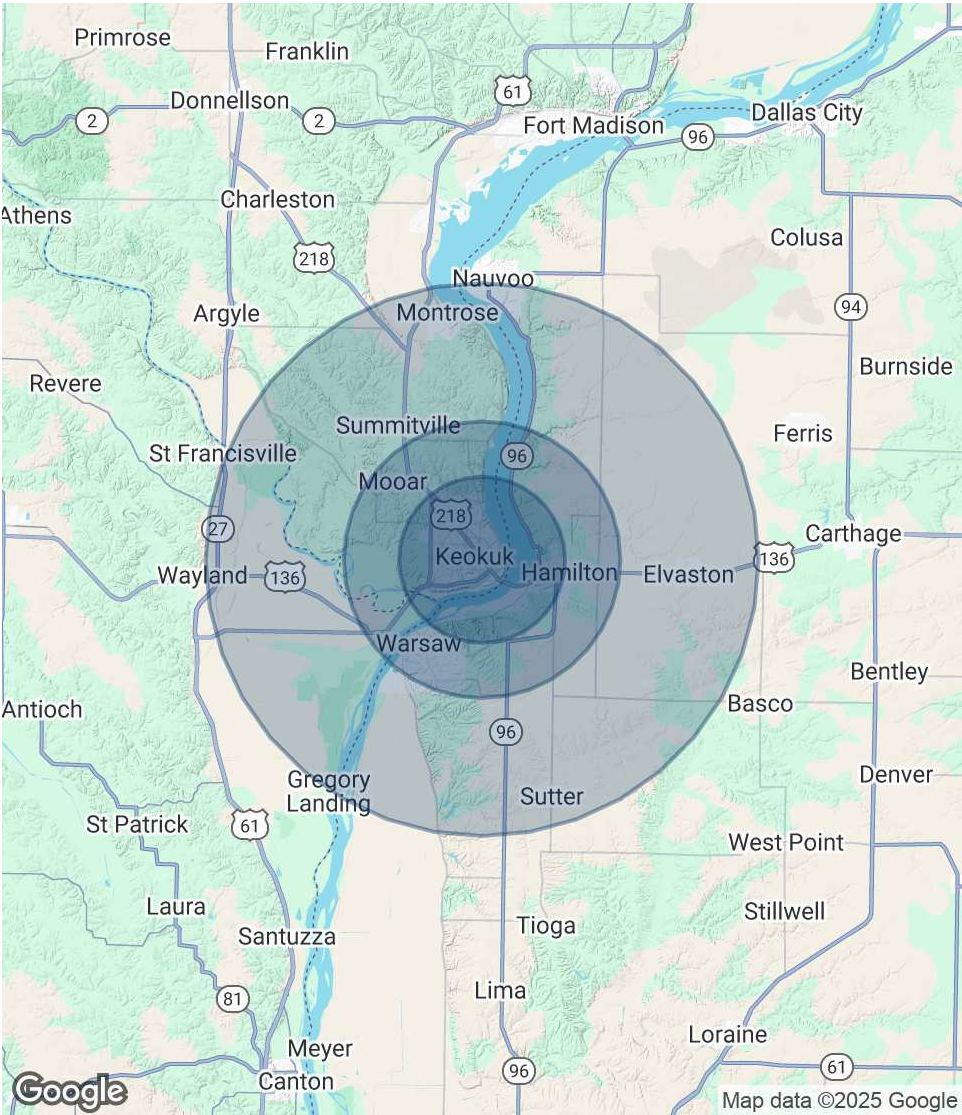
# DEMOGRAPHICS MAP & REPORT

KEOKUK MEDICAL CENTER  
1414 MAIN ST, KEOKUK, IA 52632

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,066	15,825	18,452
Average Age	43	43	43
Average Age (Male)	41	42	42
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,078	6,680	7,802
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$72,929	\$76,728	\$77,890
Average House Value	\$128,628	\$136,960	\$147,673

Demographics data derived from AlphaMap





**KEOKUK MEDICAL CENTER**  
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SECTION 2 / PAGE 20



## CHASE KELLER, CCIM

Commercial Advisor

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IA #B63136000

## PROFESSIONAL BACKGROUND

Chase Keller

A highly motivated Commercial Real Estate Advisor, Chase Keller greatly values and recognizes the trust that investors, developers, entrepreneurs, real estate buyers, and business owners have placed in him to help them locate and secure viable commercial real estate properties in a stress-free process. With over 16 years of experience in the real estate industry, Chase stands out for his strong passion and determination to make his clients' real estate experience a positive, rewarding, and financially satisfying one.

With an extensive knowledge of different facets of real estate and financial analysis, Chase leverages his in-depth knowledge of the local market to guide, advise, and educate his clients, effectively empowering them to make well-informed financial decisions on investing and building generational wealth. He prides himself on his great understanding of the inner working of the real estate industry, which has enabled him to grow his portfolio significantly and boost the profitability of his clients' investments.

As an avid investor with a keen emphasis on helping his clients succeed in real estate, Chase has perfected various strategies such as the BRRRR (Buy, Rehab, Rent, Refinance, and Repeat), Seller Financing, Fix and flip properties, Construction, Rentals, Wholesaling, and Syndicating. This aspect allows him to create long-term savings and a constant flow of monthly residual income for his clients and investors. Chase attributes his success to the partnerships he has formed with commercial lenders, investors, and other like-minded associates with whom he exchanges ideas and insights that have been vital to informing his decision-making.

As a CCIM trained professional, Chase displays his extraordinary professionalism by putting the clients' needs first and ensuring their goals align with his methods to guarantee success. His thorough and meticulous approach to handling transactions gives his clients confidence, peace of mind, and a comforting feeling of care. He is reputable for his strong work ethic, enthusiasm, attention to detail, hard work, and willingness to go above and beyond to exceed his clients' expectations. These attributes have allowed him to earn his clients' trust, build strong and lasting professional relationships and give him the joy of working with repeat and referral clients.

Contact Chase today for the best experience as you turn your real estate dreams into a reality.

### CHASE. Collective

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