

YOUR DREAM SPACE



Are you ready to bring your business vision to life or expand into a prime downtown location? This beautifully updated brick commercial building located on Main Street in New Hampton, Iowa offers flexibility, income potential, and endless possibilities for entrepreneurs and investors alike.

LOCATION

2 E MAIN ST
NEW HAMPTON
IA

PROPERTY FEATURES COMMERCIAL SPACE + APARTMENT



2 BATHROOMS -
MAIN LEVEL



APARTMENT 1
BED/1 BATH



COMMERCIAL
KITCHEN



3080 SQ. FT.



APARTMENT KITCHEN



CONTACT US NOW

563-419-2195
WWW.THERIVERTeam.COM
LENAE SCHWICKERATH
LICENSED IOWA/WISCONSIN BROKER

OFFERED AT

\$135,000



Property Overview

Total Building Size (excluding basement):

Main Level: 1,541 sq ft

Upper Level: 1,541 sq ft: Finished Apartment (1 bed / 1 bath): approx. 1,050 sq ft

Additional unfinished space: approx. 491 sq ft (future expansion or rental opportunity)

Year Built: 1900

Designed for Business Success

The fully renovated main level (2021) combines historic charm with modern functionality, featuring a commercial kitchen setup ideal for a bakery, café, or food-focused concept, while remaining adaptable for retail or office business.

- New furnace and central air installed by licensed professional
- New hot water heater installed by licensed professional
- New flooring throughout installed by professional
- Updated ceiling tiles, lighting, and ceiling fans
- Two fully updated bathrooms
- Multiple entrances (3) offering flexibility for multi-use or future division of space

Built-In Income Potential

Above the commercial space, a fully renovated (2022) apartment creates immediate revenue opportunity or owner-occupancy convenience.

- 1 bed / 1 bath apartment (approx. 1,050 sq ft)
- Currently rented at \$575/month – includes internet/garbage
- Tenant pays electric utilities
- Additional unfinished upper-level space provides expansion or additional rental possibilities (unfinished 490 sq. ft)

Upper-Level Renovations:

- New upper-level central air conditioning unit (2024)
- New flooring throughout installed by professional
- Updated lighting, and ceiling fans
- Updated kitchen – counter, sink, stove and cabinets refinished
- Updated bathroom
- New stackable washer/dryer

Key Capital Improvements

- Tuckpointed exterior (2014)
- Rubber membrane roof (2015)
- New upper-level windows (2001)

These updates reduce deferred maintenance concerns and support long-term ownership confidence.

Operational & Utility Information

- Internet: approx. \$80/month
- Garbage service: approx. \$74/month (1 garbage bin – 2 recycle)
- Window cleaning: approx. \$55/month
- City utilities average: approx. \$280/month (average per month over 1 yr.)
- Natural gas average: approx. \$192/month (includes use of three gas ovens – average per month over 1 yr.)
- Building insurance 2025: \$2150/per yr. - Taxes 2024 \$1618

Utility setup includes one water line, one gas meter, and two electric meters.

Important Note:

This listing is for the building only; the current business is not included. However, the owner may consider selling the bakery business separately. All information is deemed reliable but not guaranteed and is based on the seller's best available knowledge. Buyer and buyer's agent to verify all measurements, information, and details.