

Retail/Office Space

This property features a 9,100 SF former Dollar General (leased until October 2025) and a currently leased 2,288 SF office space. It is available for sale, with the option to lease the larger area as well.

The 11,388 SF building is situated just off Hwy 175/US 59 in the center of Ida Grove. Originally a grocery store, it was renovated for Dollar General. The office space is leased to Iowa State Extension, providing a reliable income stream for an owner/user or supplemental income for a buyer willing to find new tenants.

Property Features

- + Sale Price: \$519,400 (\$45 PSF)
- + Building Size: 11,388 SF
- + Lease Rate: Negotiable
- + Lot Size: 40,208 SF
- + Owner Financing may be considered
- + Year Built: 1959 / Remodeled 2006
- + Proforma NOI: \$59,412.96
- + Lease Space: 9,100 SF
- + Proforma Cap Rate: 11.3%

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 |

Proforma NOI

| Suite | Tenant | Size (SF) | Monthly Gross Rent | Annual Rent | Gross \$PSF | Lease Start | Lease End |
|----------------|----------------------|-----------|--------------------|-------------|-------------|-------------|-----------|
| Suite 1 | TBD | 9,100 | \$4,550 | \$54,600 | \$6.00 | TBD | TBD |
| Suite 2 | Iowa State Extension | 2,288 | \$1,000 | \$12,000 | \$5.24 | 5/1/2006 | 4/30/2027 |
| Reimbursements | | | \$598.92 | \$7,187.04 | | | |
| Subtotal | | 11,388 | \$4,951.08 | \$59,412.96 | | | |

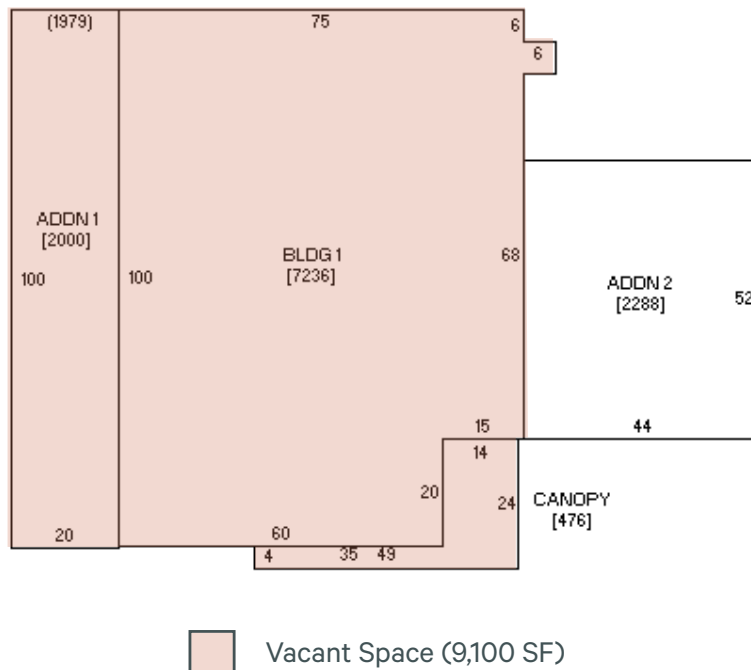


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Floor Plan & Aerial

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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