

INVESTMENT SITE FOR SALE/LEASEBACK OR REDEVELOPMENT

MARSHALLTOWN MEDICAL FACILITY

305 & 309 E CHURCH ST
MARSHALLTOWN, IA 50158

OFFERING SUMMARY

SALE PRICE:	\$1,875,0000 (\$70.57 / SF)
COMBINED BUILDING SF:	26,569 SF plus 23,433 SF bsmt (3 buildings)
COMBINED LOT SIZE:	2.12 Acres (5 parcels)



PROPERTY HIGHLIGHTS

- Full Medical Office Buildout
- Finished Basement with Elevator Access
- Drop-Off Lane & Dedicated Parking Lot
- Multiple Financial Assistance Options, Including TIF



PROPERTY SUMMARY

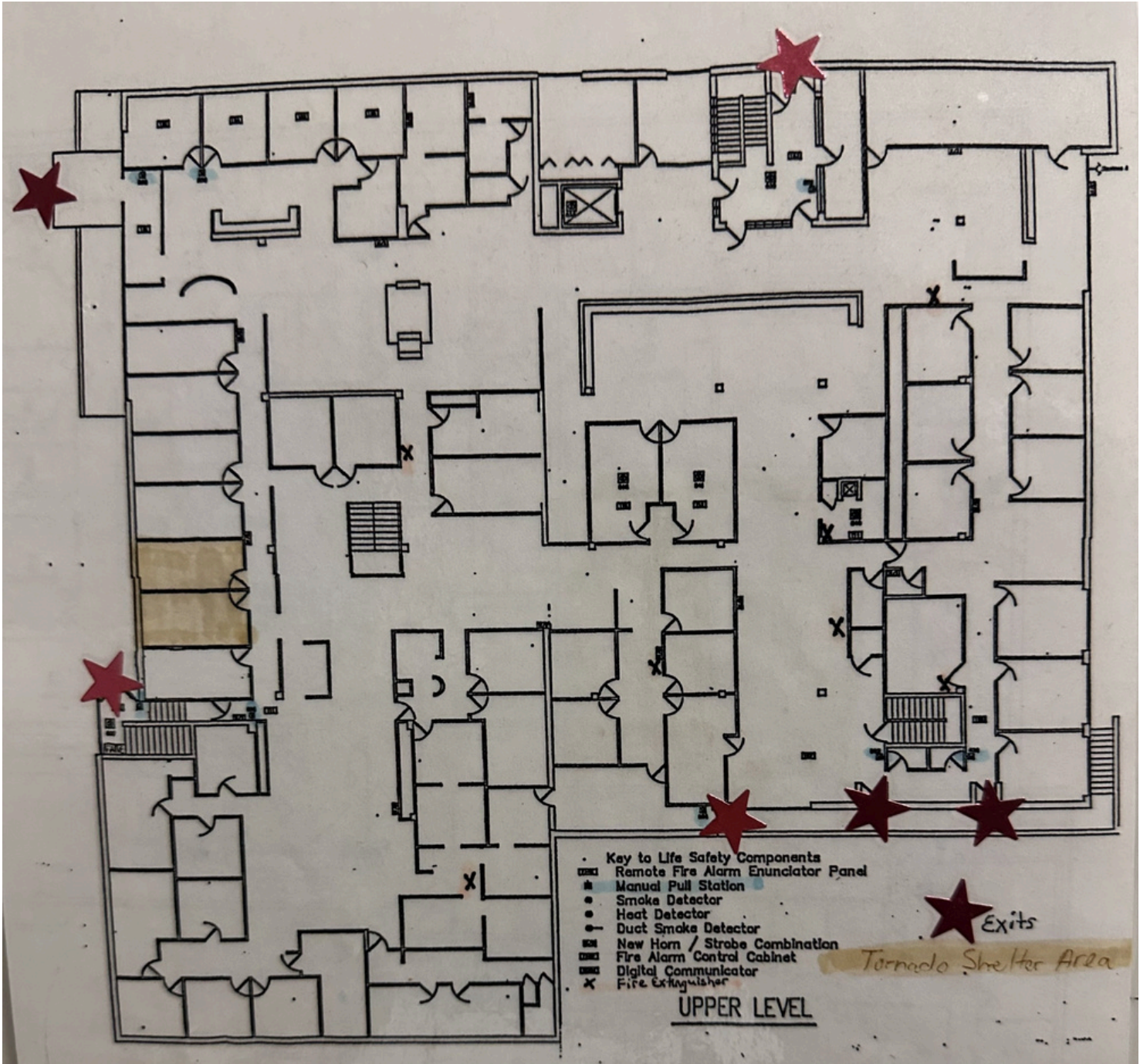
This existing medical office facility is located in Marshalltown's downtown central business district, which is also a designated historic district. The property and surrounding area fall within an Urban Renewal Area, which offers economic incentives, such as Tax Increment Financing (TIF). The sale includes three buildings and five parcels, which can be sold independently. All three buildings are highly visible and easily accessible from 3rd Ave, which serves as the designation for U.S. Highway 14 (US-14) within the city limits.

SITE OVERVIEW



BUILDING & LOT DESCRIPTIONS The large medical building is a single-story 23,433 SF building with plumbing running throughout and features a completely built-out 23,433 SF basement with sprinklers and elevator access for a total finished area of 46,866 SF. The building has multiple entrances and a drop-off lane at the northwest side of the building. The lot it sits on is 0.74 AC (180' X 180'). The lot directly to the west of this building is 0.37 AC with approximately 37 parking stalls, and the lot directly to the south is 0.54 AC and holds roughly 70 stalls. The 1,296 SF building located at the southwesternmost corner of the development sits on a 0.34 AC (105' X 140') lot and features a 14' building height with two overhead doors and HVAC-Vacuum Gas.

UPPER LEVEL FLOOR PLAN



ADDITIONAL PHOTOS



Revitalization Areas

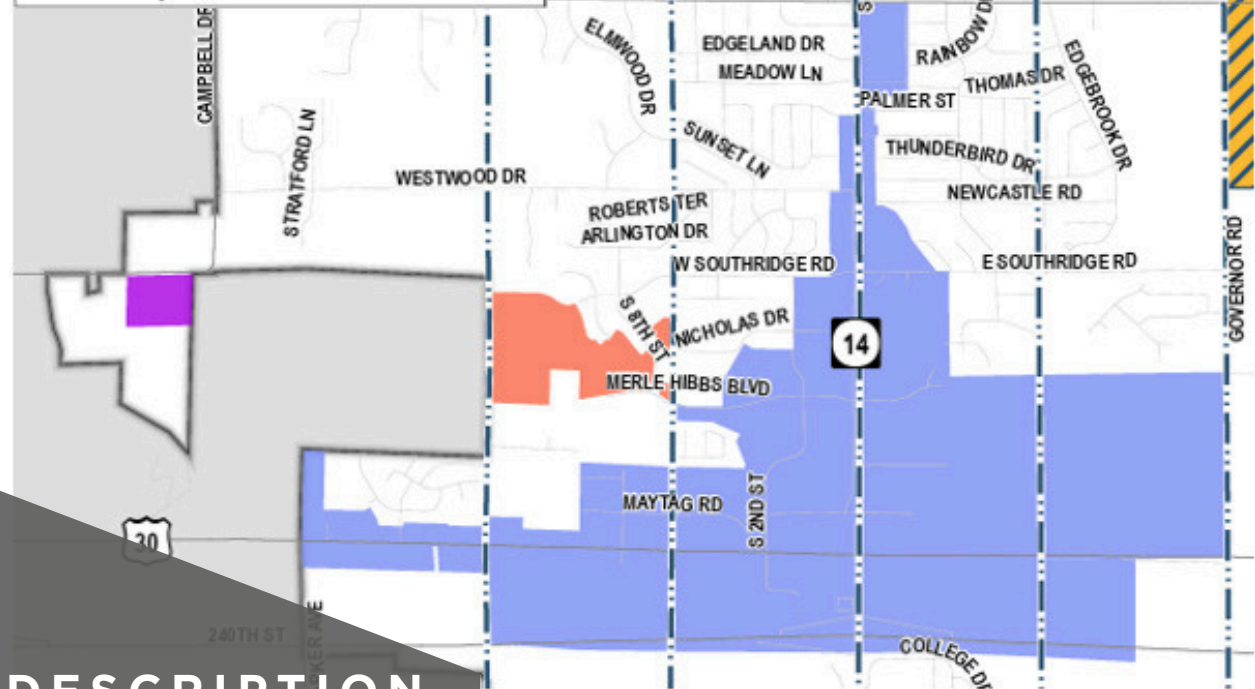
-  No. 1
-  No. 2
-  No. 3

Urban Renewal Areas

-  No. 1
-  No. 2
-  No. 3
-  No. 4
-  No. 5
-  No. 6
-  No. 7

0 0.5
Miles

Source: City of Marshalltown Public Works

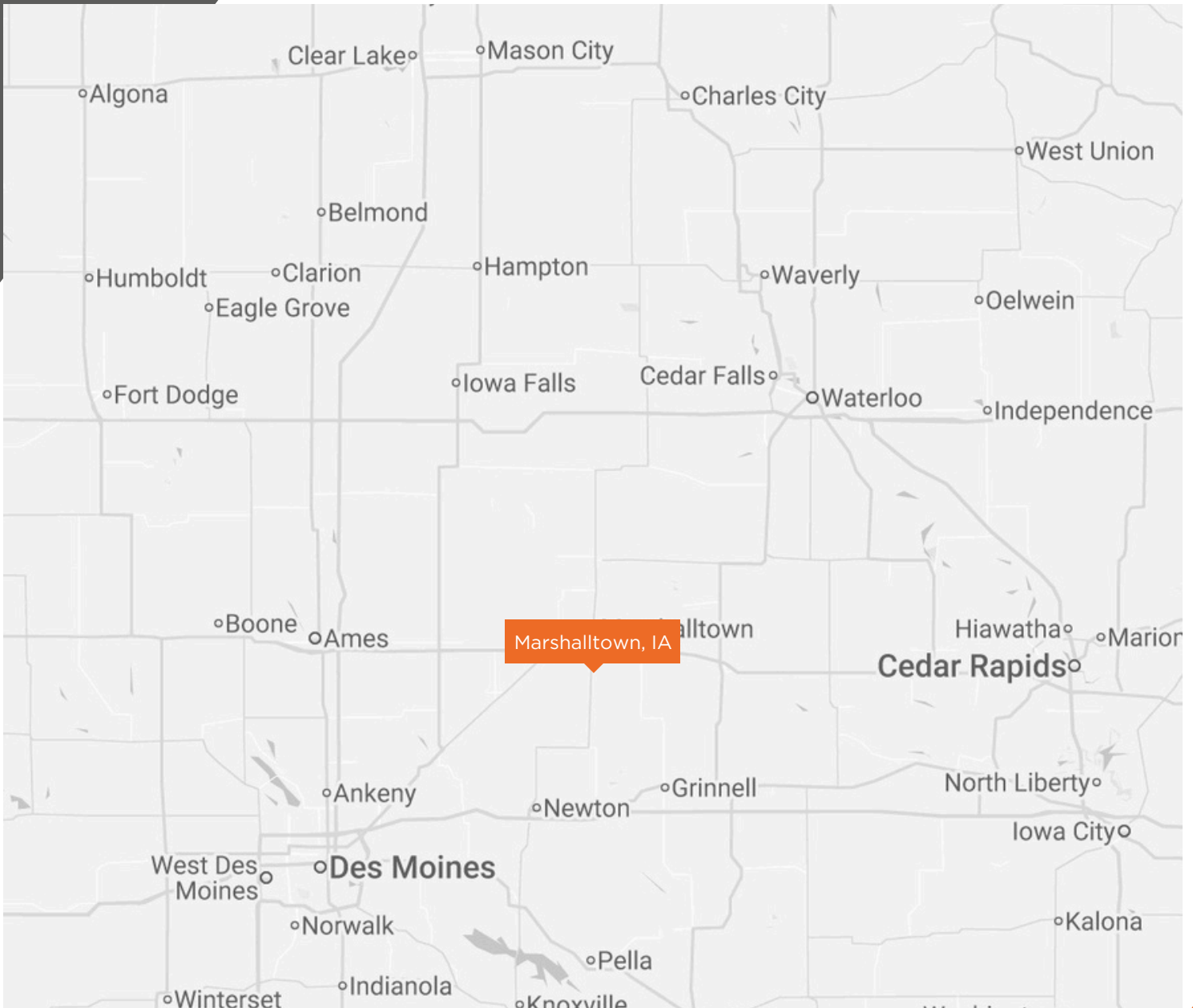


LOCATION DESCRIPTION

This medical facility is located in Marshalltown's downtown central business district, which is also a designated historic district. The property and surrounding area falls within an Urban Renewal Area, which offers economic incentives such as Tax Increment Financing (TIF). The sale includes three buildings and five parcels, which can be broken up and sold separately. All three buildings are highly visible and easily accessible from 3rd Ave, which serves as the designation for U.S. Highway 14 (US-14) within the city limits.



REGIONAL MAP



IA MAJOR CITIES - DRIVE TIME

- Des Moines, IA to Marshalltown: 56 minutes
- Cedar Rapids, IA to Marshalltown: 1 hour 10 minutes
- Waterloo, IA to Marshalltown: 1 hour 6 minutes
- Iowa City, IA to Marshalltown: 1 hour 31 minutes
- Mason City, IA to Marshalltown: 1 hour 53 minutes
- Ames, IA to Marshalltown: 47 minutes