

FULLY RENNOVATED BUILDING FOR SALE

501 Douglas St, Sioux City, IA



**THE BUFFALO BUILDING FOR SALE AT
\$499,000 OR FOR LEASE AT \$12/SF NNN**



**CALL TODAY!
KJ 712-251-9905
JENNIFER
712-266-5972**

PROPERTY PROS
Group

CENTURY 21
COMMERCIAL
ProLink
Century 21 ProLink
1114 4th Street, Sioux City, IA 51101

“YAWAR FIESTA” MURAL



RESTORED

OVER \$750,000 IN RENOVATIONS

SPACIOUS

3 FLOORS, MULTIPLE WORK SPACES

MOVE IN READY

READY FOR IMMEDIATE USE

501 DOUGLAS

- “YAWAR FIESTA” MURAL BY ARTIST MARTIN RON
- NEW PLUMBING, ELECTRICAL, HVAC, WINDOWS
- SEVERAL OPEN WORKSPACE AND 5 PRIVATE OFFICES
- UNFINISHED BASEMENT WITH ADDITIONAL SPACE



LOCATED IN
DOWNTOWN SIOUX
CITY



BEAUTIFUL, MODERN
FINISHES



MINUTES FROM
I-29 ACCESS



KJ WINGERT, CIN
JENNIFER ROSE BASS,
MBA, CCIM, CIN
LICENSED IN IA, NE & SD

 kjwingert@c21prolink.com

 jennifer@c21prolink.com

 www.propertyprosgroup.com

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ADDITIONAL PHOTOS



Come explore the awe-inspiring views of 501 Douglas, fondly referred to as The Buffalo Building named after the impressive mural “Yawar Fiesta” created by artist Martin Ron on the west side of the building. Built in 1919, this three-story building spans 4,875 SF, with 1,625 SF per floor. It features expansive windows and high ceilings, creating an open, inviting atmosphere. The first floor offers a spacious open work area or conference room, a kitchenette, and two restrooms. The second floor is designed with five private offices, an open work space, and a restroom. The third floor features a large conference room or work area, along with a restroom.



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SIouxLAND STATS

Number 1 ELEVEN Times

#1 Metro for Economic Development
with Population of 200,000 or less.



SITeseLECTION

2007 #1
2008 #1
2012 #1
2013 #1
2015 #1
2016 #1
2017 #1
2019 #1
2020 #1
2021 #1
2022 #1

AT A GLANCE

METRO POPULATION 2020

Woodbury County, IA	105,941
Plymouth County, IA	25,698
Dakota County, NE	21,582
Dixon County, NE	5,606
Union County, SD	14,399

SIoux CITY METRO 173,226

HOUSEHOLDS BY INCOME 2020

# of Households	56,113
Median Income	\$61,399

NATIONAL RECOGNITIONS

SIoux CITY RANKED #7
MOST LIVABLE SMALL CITY IN THE U.S.



SIoux CITY RANKED #5
MOST AFFORDABLE TRENDY
CITIES WHERE YOU CAN STILL BUY A HOME



SIoux CITY METRO RANKED #1
ECONOMIC DEVELOPMENT PROJECTS
FOR POPULATION UNDER 200,000



TOP EMPLOYERS



MEDIAN INCOME

2020 HOUSEHOLD

SIoux CITY, IA	\$57,750
SOUTH SIoux CITY, NE	\$56,744
DAKOTA DUNES, SD	\$99,034



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