



COMMERCIAL PROPERTY FOR SALE OR LEASE

**1106 N. 10th St.
Winterset, IA 50273**



**SALE PRICE:
\$995,000**

**LEASE PRICE
\$5,000/MO**

JEFF LONGMAN
319-430-5523
sold@jefflongman.com

RE/MAX PRECISION

Licensed in the State of Iowa



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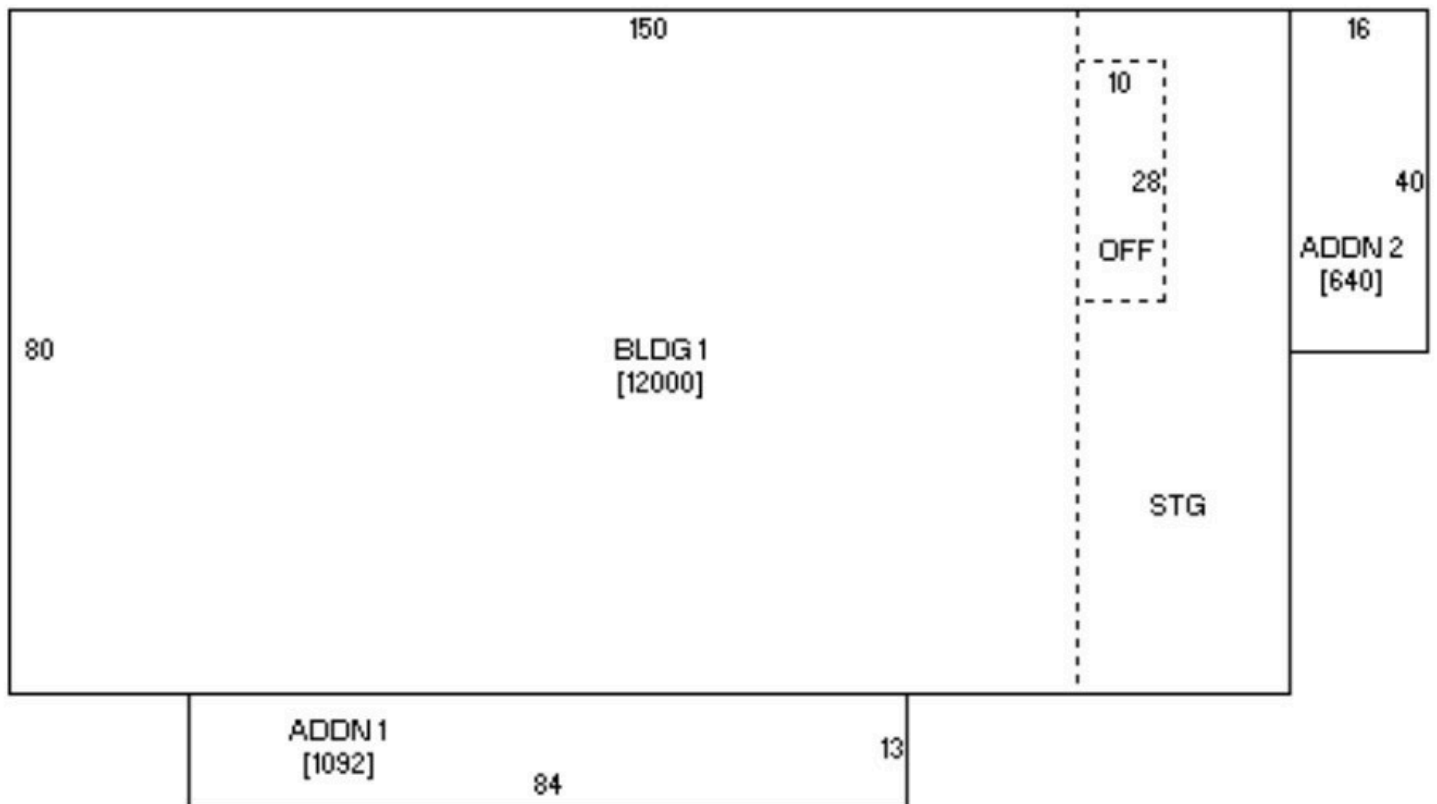
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Winterset, IA 50273**

Sale Price: \$995,000

Lease Price: \$5,000/mo

- Excellent visibility, location, and traffic
- Located on State Hwy 92 with daily traffic of 5,700 vehicles
- Large 2.5 acres m/l site
- 13,732 sqft building footprint includes a 12,000 sqft showroom floor, office, bathrooms, storage space, and cold storage space.
- The building itself is solid with a steel frame, newer roof coating, concrete floor, and siding.
- Features a loading dock, which very few commercial buildings have in the area
- The current owner has reinvested and made updates to the building
- Solid investment opportunity in a strong & proud community

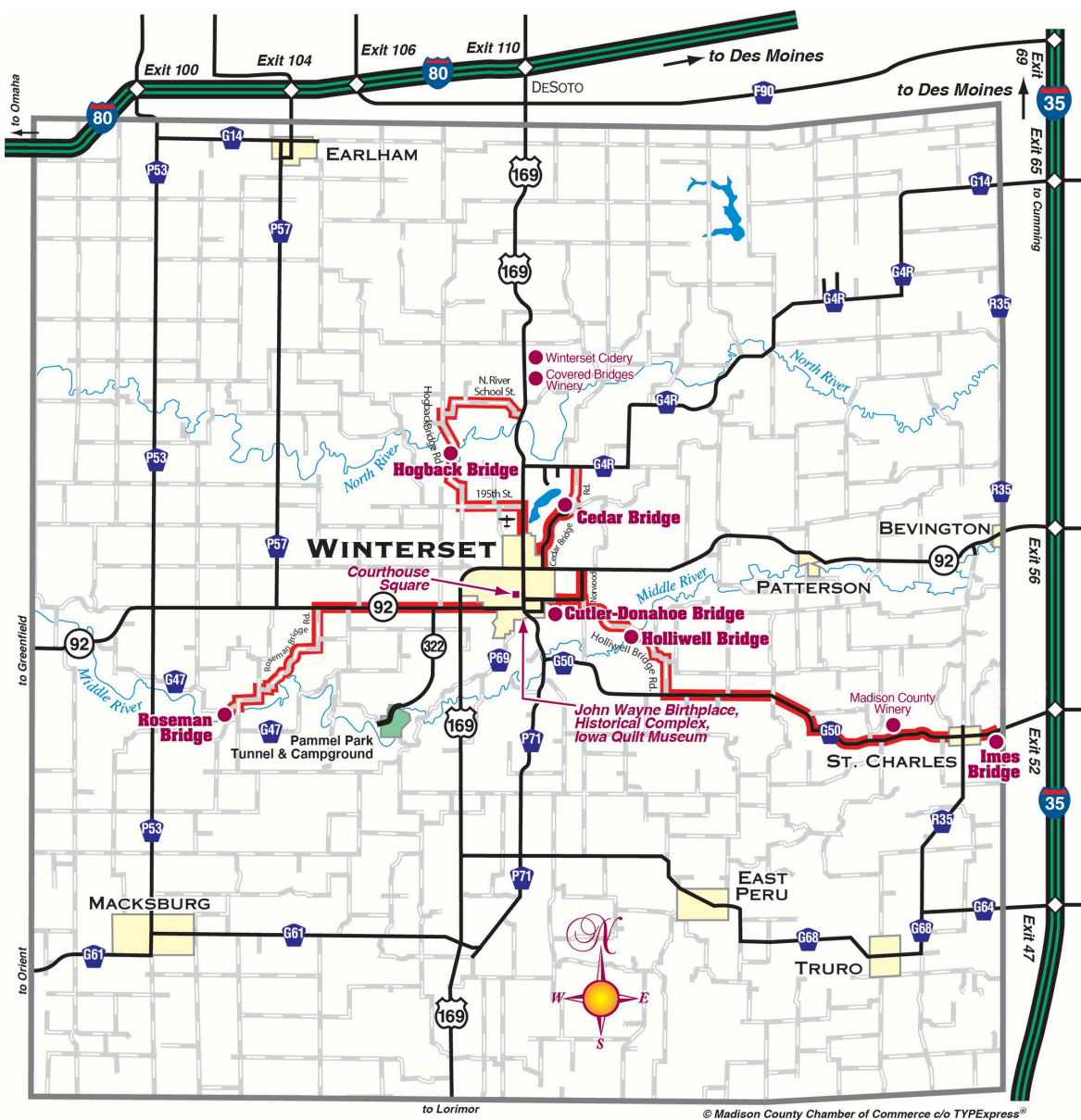
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- | | | | |
|--------------------|----------------|--------------------------|--------------------|
| Interstate Highway | State Highway | Signed Routes to Bridges | Rock Road (gravel) |
| U.S. Highway | County Highway | Paved Road | Municipal Limits |

- Winterset is located at the intersection of US Hwy 169 and Iowa Hwy 92.
- I-80 and I-35 are located within 18 minutes
- West Des Moines is located within 30 minutes
- Winterset is widely known for its historic covered bridges, the birthplace of John Wayne, scenic byways, historic town square, and holiday festivals
- Winterset is the county seat of Madison County. Madison County tourism has earned a number of accolades & awards.



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FINANCIAL DETAILS

- Sale Price: \$995,000 (\$72 per sq.ft.)
- Lease Price: \$5,000/mo or \$4.36 per sq.ft. per year (NNN lease preferred)
- Annual Property Taxes: \$7,682

PROPERTY DETAILS

- Zoning: Commercial
- Building SF: 13,732
- Lot SF: 109,000 (2.5 acres m/l)
- Year Built: 1978
- Occupancy: Vacant
- Located on a State Highway with great exposure, traffic, tourism, and community growth. The highway has an average daily traffic of 5,700 vehicles.
- City of Winterset population: 5,421. Madison County population: 17,161.
- Winterset median household income: \$72,822. Majority of households in town are between \$75,000-\$100,000. Madison County median household income: \$89,542.
- Steel superstructure ensures increased durability and value
- 1 loading dock (with overhead door)
- 1 drive-in door (overhead door)
- 2 walkthrough doors (back end)
- 2 walkthrough doors (front entrance)
- Cold storage area attached to building (640 sqft, built in 2008)
- Large outdoor lean-to
- Lighted parking lot
- Great investment option for a 1031 exchange
- The current owner has performed the following improvements:
 - New roof seal
 - New HVAC
 - New interior ceiling
 - New walls in north section of building
 - New overhead doors
 - New windows
 - Performed/passed a Phase 1 environmental study
 - Supplies on-site for finishing the interior ceiling
 - 400amp, 3 phase power

BROKER/AGENT DETAILS

- Showings by appointment only. Please call Jeff at 319-430-5523 to schedule a time.