

1010 N Broadway St., Suite A

RED OAK, IA OFFICE
BUILDING FOR SALE
\$150,000

OFFERING MEMORANDUM

1010 N Broadway St., Ste. A
Red Oak, IA 51566

Lisa Marie Pringle
BHGRE Commercial
Realtor
(402) 660-9078
lisa.pringle@betteromaha.com
20150747



1010 N Broadway St., Suite A

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Exclusively Marketed by:



Lisa Marie Pringle

BHGRE Commercial

Realtor

(402) 660-9078

lisa.pringle@betteromaha.com

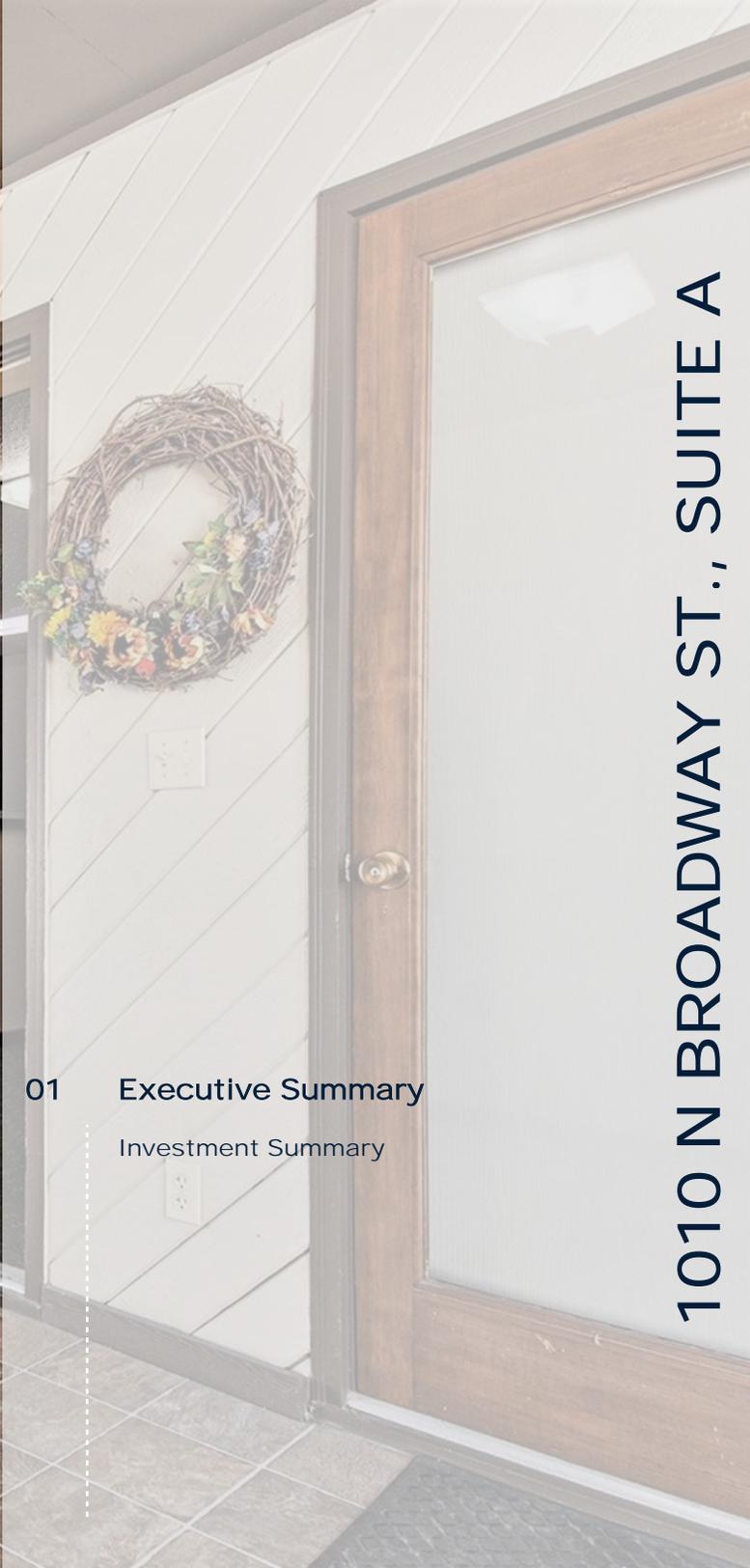
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Brokerage License No.: 100836



01 Executive Summary
Investment Summary



OFFERING SUMMARY

ADDRESS	1010 N Broadway St., Ste. A Red Oak IA 51566
COUNTY	Montgomery
BUILDING SF	1,928 SF
LAND ACRES	0.08
LAND SF	3,580 SF
YEAR BUILT	1988

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	4,562	5,850	6,190
2026 Median HH Income	\$57,243	\$59,003	\$60,293
2026 Average HH Income	\$73,381	\$79,823	\$82,278

Highlights

- Freestanding 1,928 SF commercial office building featuring a flexible layout with five private offices plus a conference room or sixth office.
- Commercial zoning supports a variety of professional uses, making this a versatile option for an owner-user.
- The building includes two restrooms, a kitchenette, and ADA ramp access.
- Windows throughout provide natural light, and the property offers ample surface parking in a shared lot for employees and clients.





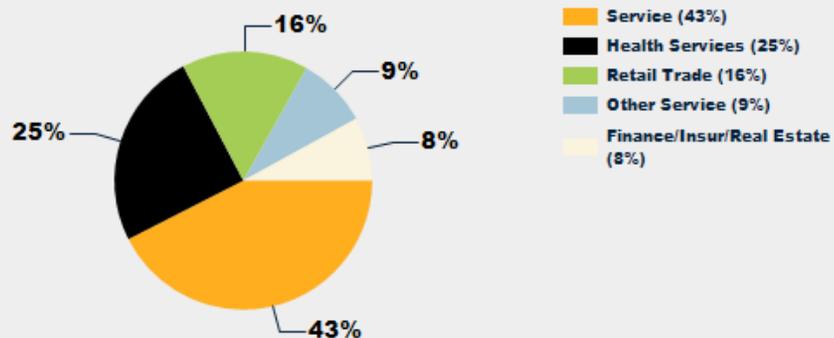
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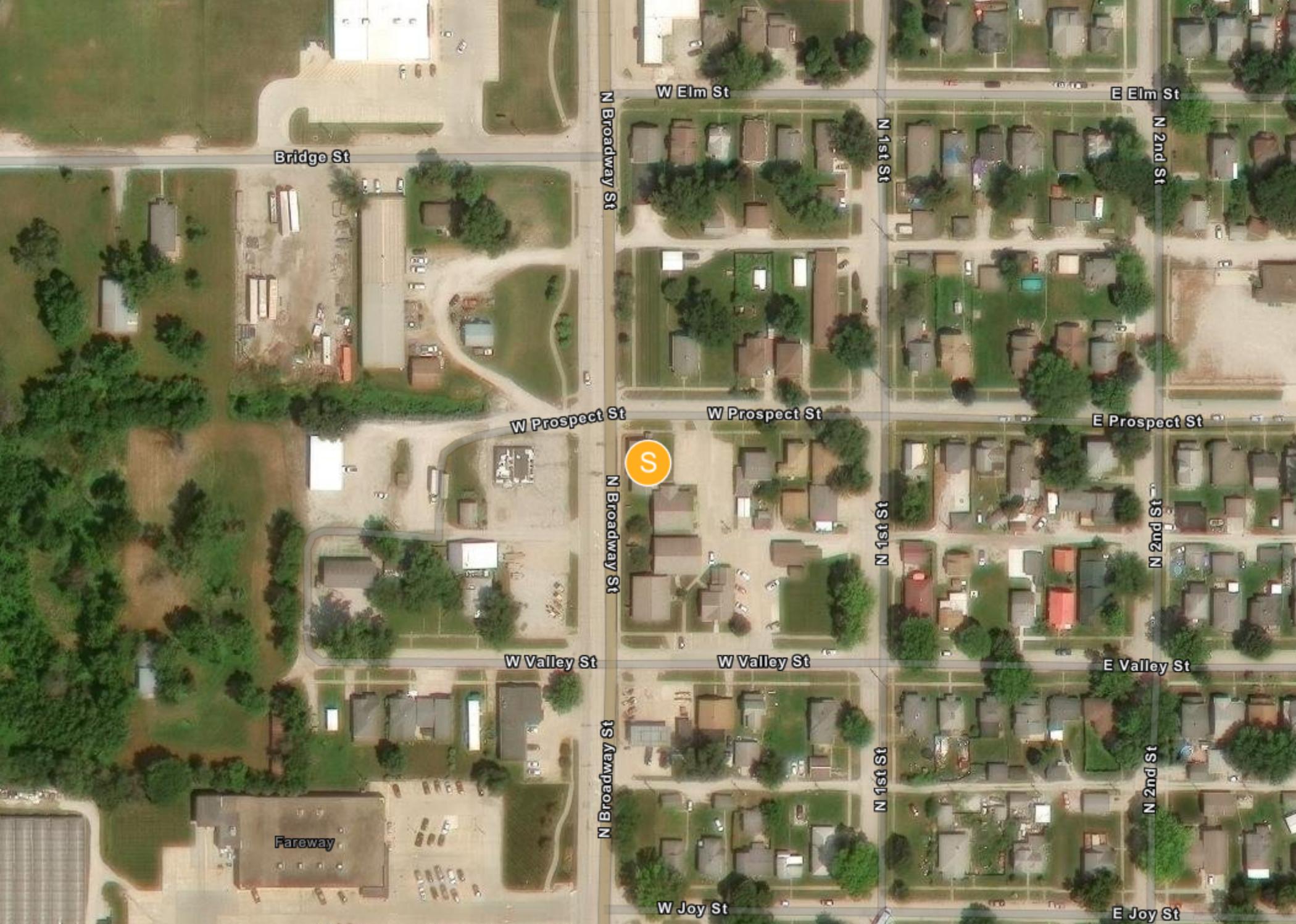
Location

- Location Summary
- Aerial View Map

- The property is situated along a main corridor of Red Oak, a charming and historic city in Iowa known for its friendly community and small-town atmosphere.
- Red Oak is known for its strong sense of community involvement, with regular events and festivals held throughout the year, such as the Red Oak Junction Days and the Montgomery County Fair.
- The property's location offers excellent visibility and accessibility, being near major roadways and surrounded by a mix of commercial and residential properties, making it an ideal spot for a business looking to attract both local residents and passersby.

Major Industries by Employee Count







03 Property Description

- Property Features
- Floor Plan
- Property Images

PROPERTY FEATURES

BUILDING SF	1,928
LAND SF	3,580
LAND ACRES	0.08
YEAR BUILT	1988
ZONING TYPE	Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	55x60x90x8x36x52
NUMBER OF PARKING SPACES	1-5
ADA COMPLIANT	Yes
CEILING HEIGHT	8'
LANDSCAPING	Recently Updated

EXPENSES

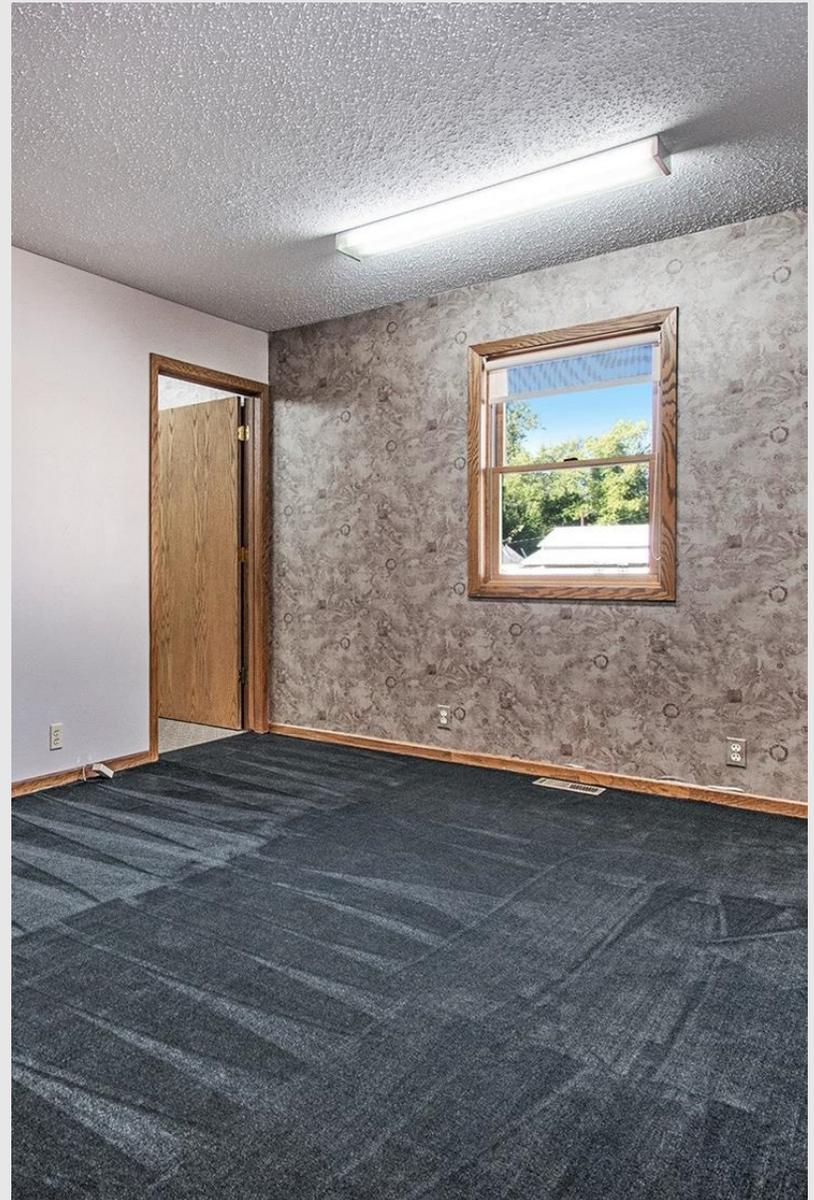
2024 REAL ESTATE TAXES	\$3,040.00
INSURANCE	\$2,681.50

MECHANICAL

HVAC	Central A/C; Gas FA
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CONSTRUCTION

FOUNDATION	Slab
EXTERIOR	Frame
PARKING SURFACE	Shared Lot
ROOF	Pitch
LANDSCAPING	Recently Professionally Updated
WINDOWS	Throughout







Office 1 of 5



Kitchenette



Office 2 of 5



Conference Room/Optional 6th Office

