

1514 - 1598 WASHINGTON STREET
PELLA, IOWA 50219

FOR
SALE

PELLA
MARKETPLACE



PROPERTY DETAILS

- 100% Occupied Investment Property For Sale
- Walmart Shadowed Retail Center
- Sale Price: **\$4,500,000**
 - Gross Income \$530,733
 - Less 5% Vacancy (\$26,537)
 - Effective Gross Income \$504,196
 - Less Annual Expenses (\$140,679)
 - Less Roof / Building Reserve (\$3,517)

• NET OPERATING INCOME (NOI) \$360,000

- Excellent Located on Washington Street Adjacent to Walmart Supercenter
- Strong Tenant Mix Includes: Sincera Health, Domino's, LifeServe Blood Center, Maurices, Great Clips, Verizon Wireless, Triumph Martial Arts, Mueller Chiropractor, Special Nails & Spa, Whylie Eye Care, Premise Health and Yamato Steak House of Japan
- 5 Minutes from Iowa's Largest Lake, Lake Red Rock
- Pella is to Home Pella Corporation, Vermeer Corporation, and Central College

BUY
SELL
LEASE
DEVELOP
MANAGE
CONSULT

CONTACT:



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Licensed in the State of Iowa



CDM
REAL ESTATE
SERVICES

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DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	10,700	15,000	21,500
MEDIAN HH INCOME	\$82,000	\$86,300	\$88,500
AVERAGE AGE	36	38	39

Demographic Source: Crexi

CONTACT:

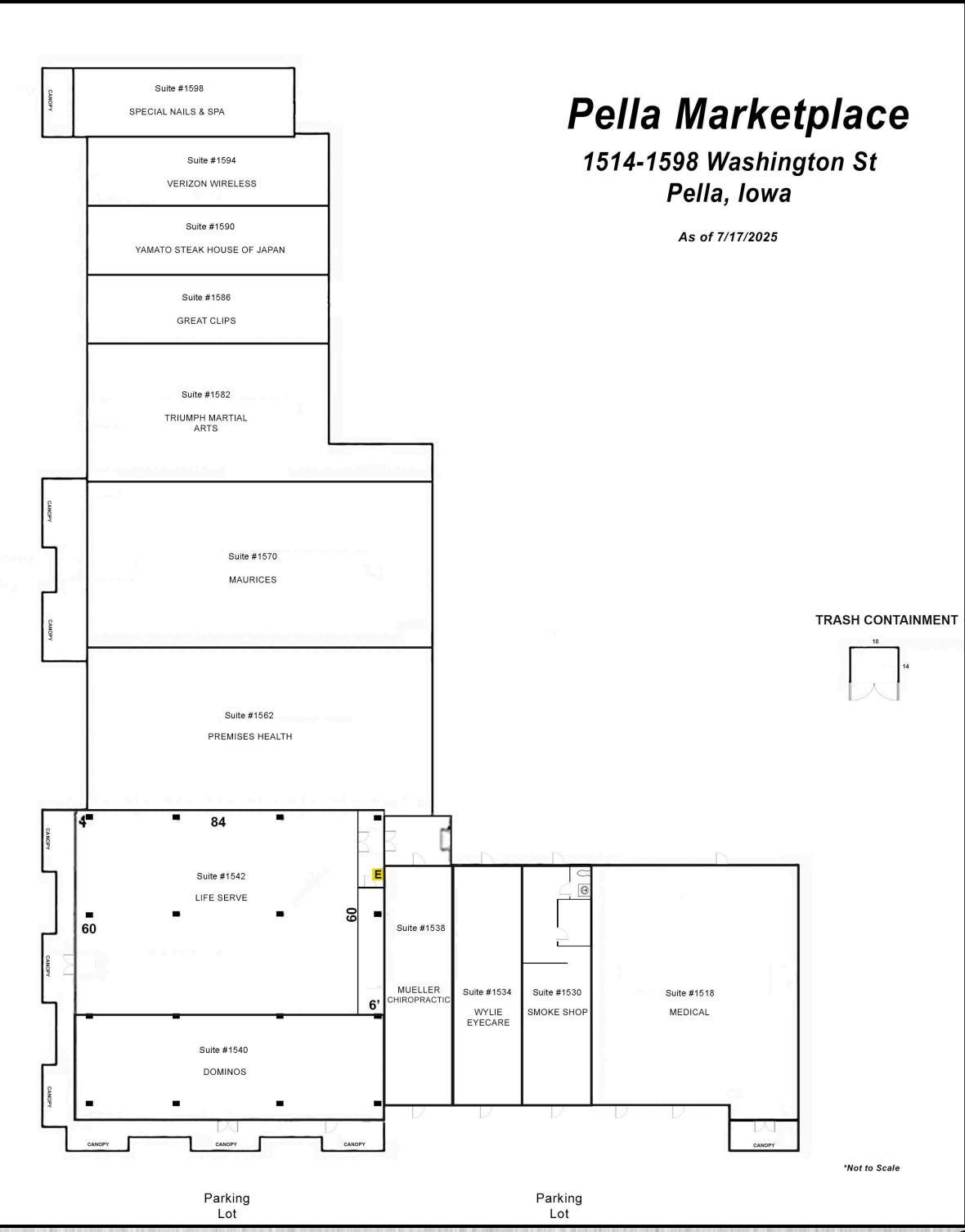


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**Not to Scale*



The logo for CDM Real Estate Services. It features the letters 'CDM' in a large, bold, black, sans-serif font. A registered trademark symbol (®) is positioned in the top right corner of the 'M'. Below 'CDM', the words 'REAL ESTATE' are written in a smaller, bold, black, sans-serif font. Underneath 'REAL ESTATE', the words 'SERVICES' are written in a slightly smaller, bold, black, sans-serif font, separated by two horizontal lines.

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