

Industrial Buildings For Sale

**501 N 1st Street**

Missouri Valley IA 51555

**Sale Price: \$299,500**  
**Over 4,000 SF of space**  
**Parcel contains 3 Lots**  
**Approximately 0.6 Acres**

**Property For Sale**

**Building #1:** 1/2 Office Leased 1/2 Studio Apt \$500 Per Mo

**Building #2:** 480 SF Storage New Tin Roof & Insulation

**Building #3:** 1500 SF (Leased) 14' Clearance Floor Drain  
Furnace, Lights, Insulated, 200 AMP Service, 2 Roll Up  
Doors 9'x10' & 10' x 12' Hotsy Compressor & Car Lift  
(Negotiable)

**Building #4:** 1,220 SF Lights 100 AMP Service,  
Roll Up Door 12' x 12' (Not Heated)

**Building #5:** 1,100 SF Rental House \$775 Per Month

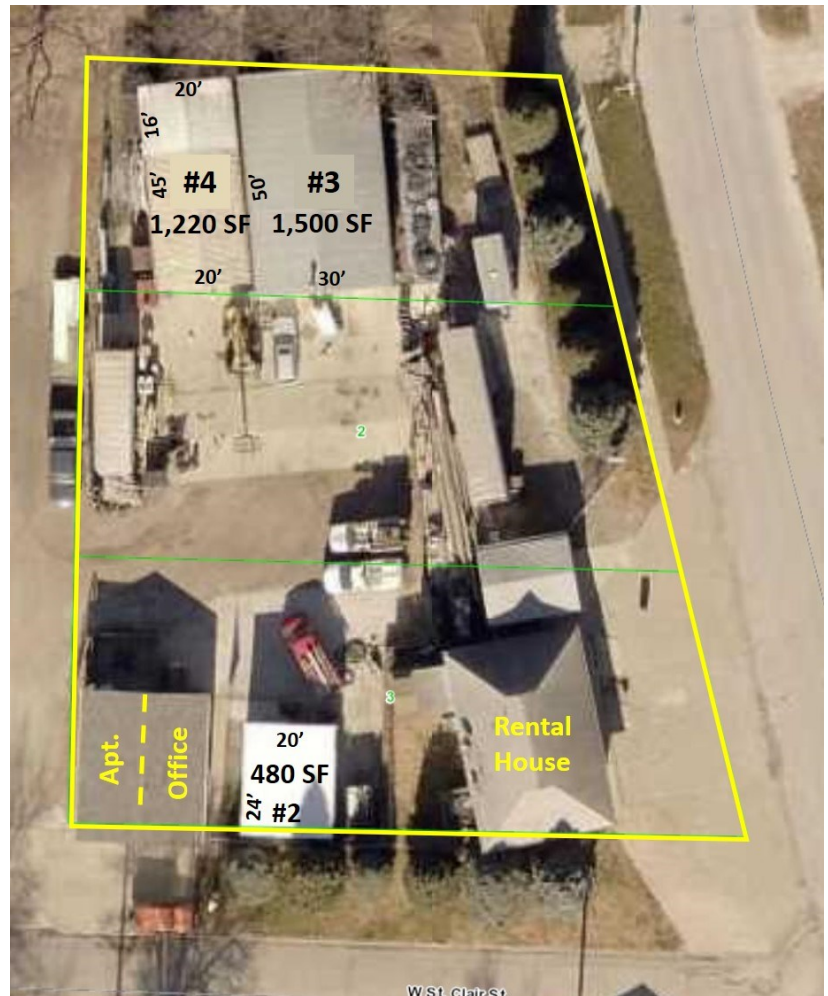
Rental Houses for Sale Separately and Currently Leased:

221 N 1st Street \$57,500 Leased @ \$775 per month

105 W Superior St \$69,500 Leased @ \$800 per month

421 N W Street \$71,500 Leased @ \$775 per month

Lease status as of 4/19/19



**Unique Industrial Property with: Office, 3 Storage Buildings, Apartment and a Rental Home!**

**Plus, the potential to own 3 other Rental Homes**

**Total Portfolio Available for an Investor or Owner/Operator is \$498,000.00**

*Note: All measurements are approximate, not drawn to scale.*

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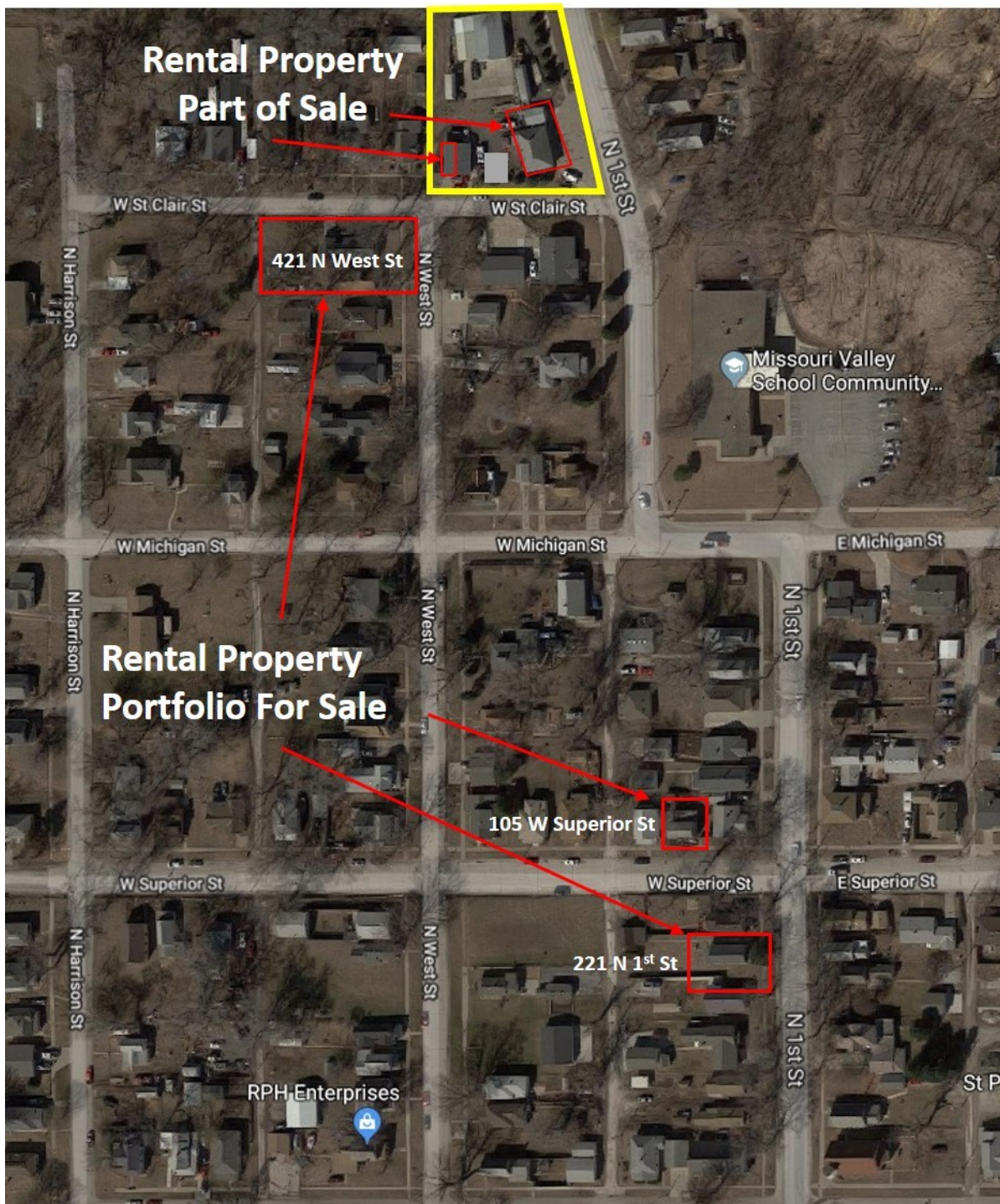
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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single-tenant property to determine to your satisfaction with the suitability of the property for your needs.

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**By accepting this Marketing Brochure you agree to release Berkshire Hathaway HomeServices Ambassador Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single-tenant property.**

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