

REAL ESTATE FACT SHEET

OFFERED FOR SALE EXCLUSIVELY
BY

BIRKENHOLZ REALTY
HEARTLAND COMMERCIAL DIVISION

MULTI-TENANT RETAIL BUILDING

Address: 927, 931, 933 8th Street, Boone, Iowa 50036

Location: Excellent location for many commercial uses. Very high traffic area. Excellent visibility. Excellent access from 8th Street.

Size: Building has +/-28,762 SF. Office/open space is +/-16,447 SF. Auction tenant space is +/-4,000 SF. Dollar General is +/-8,315 SF. Union Pacific leases part of the parking lot.

Land: Parcel includes +/-2.09 acres – 89,734 SF

Zoning: Downtown area - Commercial District.

Assessment: Currently assessed by Boone County at \$651,874.00. Annual taxes are \$21,124.00 based on the 2019 assessment.

Tenants: Tenants include Dollar General +/-8,315 SF. Union Pacific RR – parking area. High Bar Charity Auction +/-4,000 SF.

Condition: Building built in 1975 as a grocery store. Offered on an “AS - IS” basis.

Environmental: Owner knows of no environmental hazards, but buyers are responsible to perform their own due diligence on all environmental risks.

Price: Asking price of \$1,699,000.00 in “AS IS” condition. ALL SERIOUS OFFERS CONSIDERED.

Summary: Outstanding location in the downtown area of Boone. Excellent site for a commercial, retail or office complex. High traffic area in a busy portion of Boone.

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*** The information contained herein and contained in any supplemental documents has been furnished by the Owner, and every effort has been made to provide accurate information. However, the Brokers involved are not responsible for misstatement of facts, errors, omission, prior sale or lease, or withdrawal from market without notice.