

149 S. Chestnut Ave

EARLHAM, IA 50072

\$160,000

Property Features

 ± 2,376 SF

 \$67.34

 9.0%



PROPERTY OVERVIEW

The KatalYST Team as part of KW Commercial is pleased to market for sale or for lease this historical building located on the Main St. of Earlham, IA. Built in 1900 this suite features historical brick-face on the interior as well as ample space for an office or retail location. Potential to qualify for or apply for a Main St. grant to complete facade and improvements to the exterior.



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OFFERING SUMMARY

PROPERTY INFORMATION

Price	\$160,000
Building SF	± 2,376
Price/SF	\$67.34
Occupancy	0%
Pro-Forma NOI	\$14,400
Pro-Forma Cap Rate	9.0%
Rentable SF	2,376
Lease Rate	\$8.08 Modified Gross
Lease Term	Five (5) Years
Signage	Yes
Parking	Street
Year Built	1900



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PROPERTY HIGHLIGHTS

- Located on Main St. in Earlham, IA
- Possible Future Grants available for Downtown Facades
- New Carpet, Paint, and Interior
- Historical Location

LOCATION OVERVIEW

Located in the business district of Earlham, IA and on the Main St, Earlham, IA consists of 1,410 people upon the last census and falls within Madison County.



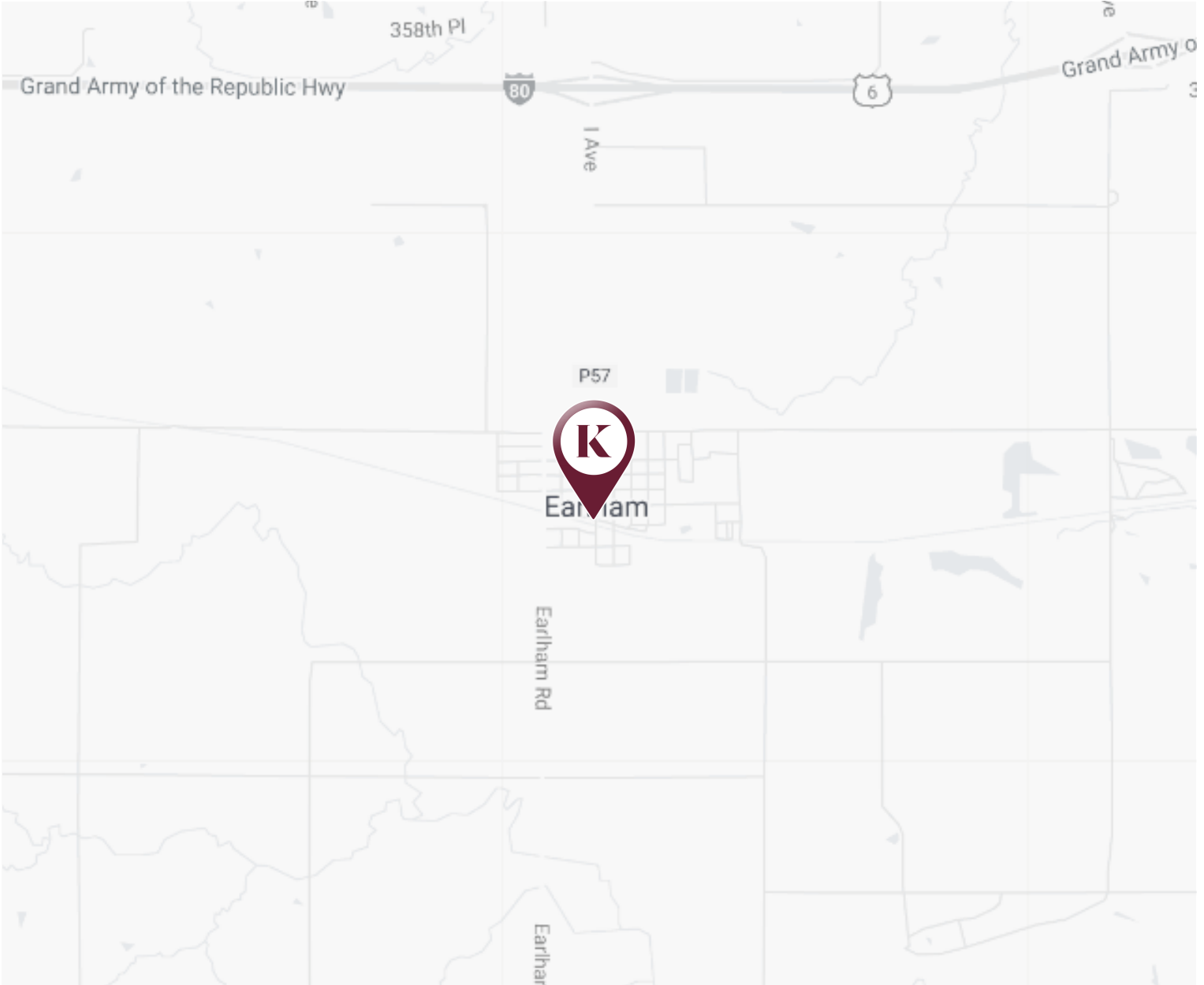
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POPULATION	1 MILE	3 MILES	5 MILES
Male	N/A	812	1,653
Female	N/A	827	1,654
Total Population	N/A	1,639	3,307



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