



PROPERTY OVERVIEW

KatalYST Commercial by KW is pleased to exclusively present **812 Keeler Street in Boone, Iowa** — a fully renovated mixed-use investment opportunity offering exceptional flexibility for both investors and owner-users. Originally constructed in 1912 as Boone's historic newspaper building, this property blends timeless character with modern functionality following a comprehensive 2026 renovation that included new electrical service, HVAC systems, plumbing, fire sprinkler system, and beautifully updated apartment interiors.

The property featured two street-level retail/office suite fronting one of Boone's primary commercial corridors along 8th Street, plus four residential apartments (two on the second floor and two at the rear of the building).

Currently offered vacant and available for lease-up, the property provided the opportunity for an investor to stabilize the asset or for an owner-occupant to establish their business while generating additional income from the remaining commercial and residential spaces. **Offered without an asking price and subject to offers**, the property is projected to **generate more than \$60,000** in annual net operating income upon full lease-up, creating an attractive value-add opportunity with minimal capital improvements remaining.

FOR SALE

Offering Summary

Address	812 Keeler St.
City, State, Zip Code	BOONE, IA 50036
Price	Unpriced
Building / SF	4,940
Lot Size	0.12 Acres
Parking	Surface – Off Street
Renovated	2026
Year Built	1912

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PROPERTY HIGHLIGHTS

- Historic 1912 former newspaper building thoughtfully renovated in 2026, **preserving its character while modernizing all major building systems.**
- Two highly visible retail/office suites located along 8th Street in downtown Boone, offering **excellent** exposure for businesses.
- Four renovated residential apartments providing **diversified income and multiple revenue streams.**
- **Comprehensive** 2026 renovations include new electrical service, HVAC systems, plumbing, fire sprinkler system, and updated apartment finishes.
- **Offered vacant**, allowing investors to lease the property at current market rents or owner-users to occupy a commercial suite while benefiting from rental income.
- Projected stabilized **Net Operating Income exceeding \$60,000 annually** upon full lease-up.
- **Offered without an asking price**, providing buyers the opportunity to submit competitive offers.
- Turnkey mixed-use asset requiring minimal additional capital investment before lease-up.

PROPERTY PHOTOS



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LOCATION MAP



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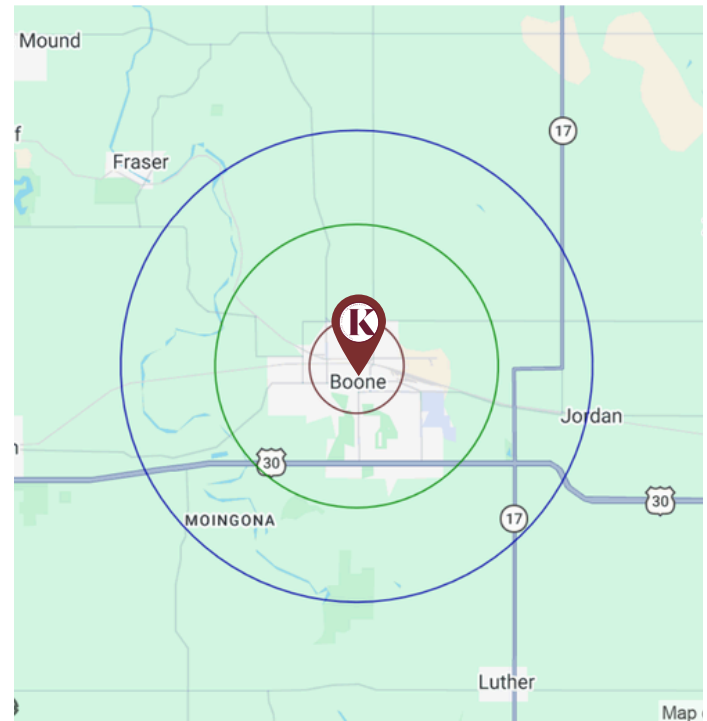
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	4,208	6,604	7,312
Female	4,159	6,539	7,179
Total Population	8,367	13,143	14,491
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,760	12,214	13,478
Black	145	210	226
Am In/AK Nat	8	12	13
Hawaiian	N/A	1	1
Hispanic	248	385	425
Asian	73	109	112
Multiracial	132	212	236
Other	N/A	1	1
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,118	6,391	6,978
Occupied	3,866	5,984	6,541
Owner Occupied	2,737	4,274	4,750
Renter Occupied	1,129	1,710	1,791
Vacant	251	406	437
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,377	2,136	2,358
Ages 15 - 24	911	1,370	1,511
Ages 25 - 54	3,417	5,156	5,646
Ages 55 - 64	1,096	1,732	1,929
Ages 65+	1,567	2,751	3,048
Income	1 Mile	3 Miles	5 Miles
Median	\$73,650	\$74,784	\$77,571
Under \$15k	238	369	386
\$15k - \$25k	368	542	561
\$25k - \$35k	264	402	434
\$35k - \$50k	438	609	655
\$50k - \$75k	670	1,082	1,136
\$75k - \$100k	635	893	955
\$100k - \$150k	802	1,292	1,462
\$150k - \$200k	309	497	576
Over \$200k	143	300	376



**TO LEARN MORE ON
THIS PROPERTY**

SCAN THE QR CODE



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