

MIDWEST LAND GROUP PRESENTS

0.16 ACRES

IDA COUNTY, IA

601 2ND STREET, IDA GROVE, IOWA 51445



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STATELY COMMERCIAL BUILDING IN IDA GROVE

Take a look at this impressive commercial building that is now for sale! Perfectly placed in the charming town of Ida Grove, Iowa, you will recognize this stately property and will not want to miss the opportunity to own it. The sky is the limit with this 14,000 square foot space, whether to be set up as retail, an event space, restaurant, coffee shop, short-term rentals, apartment housing, or all of the above! With the right vision, this property has the ability to produce an incredible income stream and make dreams come true. As you walk in the north side door, you'll find to your left (east room) a beautiful space that is currently a boutique. Straight ahead are stairs leading up to more potential, and to the right is another versatile space (west room), leading into another spacious room in the back that is currently a yoga studio and can also be rented out for events. Keep reading for a more detailed breakdown of these spaces. The property includes an ADT security system, including 3 cameras and a coded side door, all operable from an app. The building is solid throughout and includes a solid, seamless tin roof and gutters. Storefront windows were updated as part of a community betterment project. Electrical and HVAC systems have been updated throughout, giving the ability to support 2 fully finished levels. Below is a more detailed outline of the spaces within the building.

Boutique (East room, main level)

This space is currently functioning as a retail business. The inventory is not included in the listed sale price, but could absolutely be negotiated in the offer. This space

includes updated flooring and an updated bathroom behind the clerk's station. Impressive curb appeal and massive updated windows definitely draw eyes to this storefront.

Event room (West side)

The highlight of this room is the captured piece of history, the muralled brick wall that was formerly the exterior wall of the building next to this one. This space is currently a clean slate, able to be set up for anything. It includes a bathroom (which leads to a small utility/storage room), plenty of open space, more large windows curbside, and tall sliding barn doors leading into the back room (yoga).

Yoga/event room (through west room)

This space was framed off to provide another area that could be utilized in a variety of ways. Currently, this room is primarily used for yoga classes, but has tables set up as it's been recently rented for events such as graduation parties, rehearsal dinners, etc. It includes an inviting fireplace, as well as another small room that has been used for massage therapy.

Unfinished main level space (south side)

If you continue through the doors in the yoga studio, you'll find another large space ready to be renovated. Formerly, this building was used to store vehicles on all levels, so in this back area, you'll find multiple functional overhead doors and a functional scissor lift that was formerly used to elevate vehicles to the second level

of the building. Alley access is also in the back of the building.

Upstairs

Head up the stairs and you'll find even more potential with 7,000 more square feet of usable space. Here, you could have the potential for at least 4 living spaces. There is already one finished apartment and a full bathroom in place. The rest is a clean slate for the creative mind.

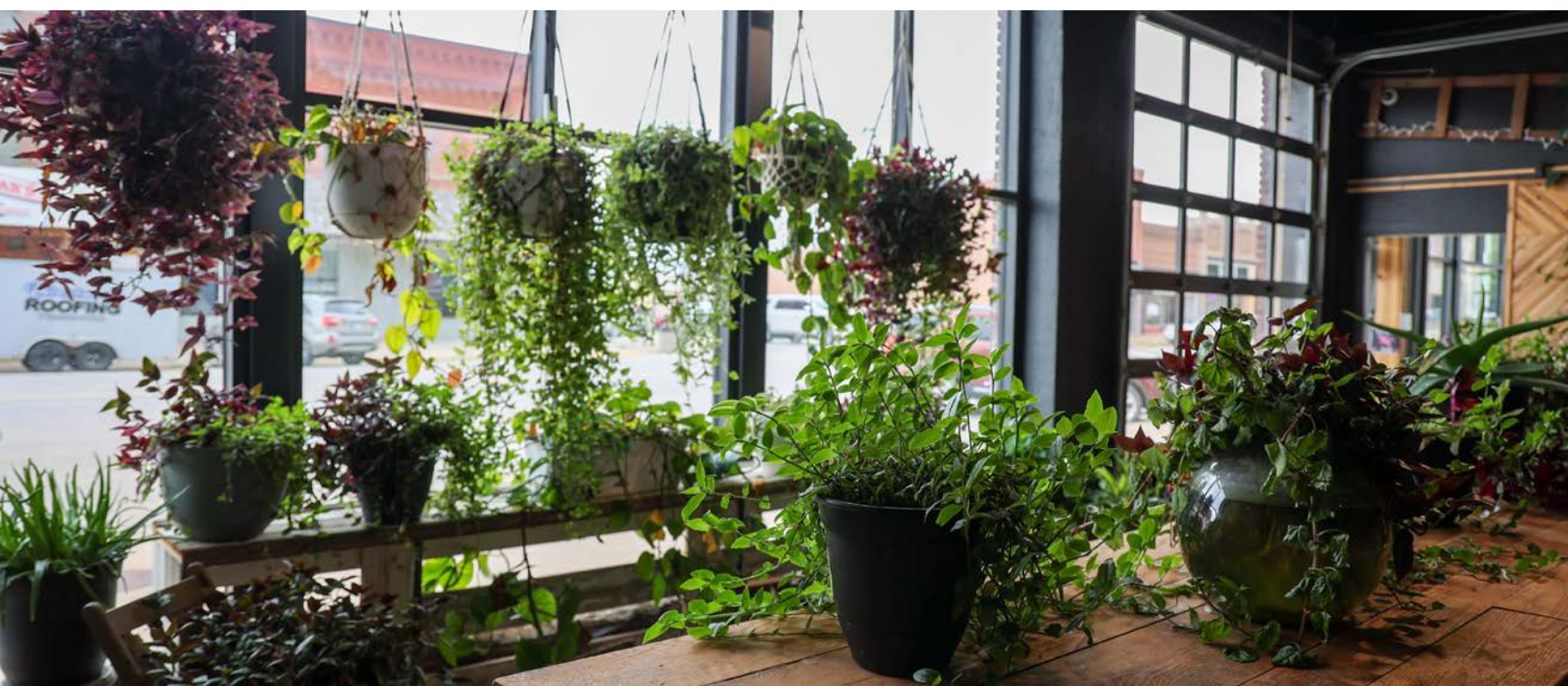
The hard work has been done with plumbing, electrical, water heater, washer, and dryer hook-ups all being installed in the last couple of years. The upstairs furnace and plumbing specifically were installed last fall.

There's so much more than what is able to fit in this description! Give Andrea Larson a call at (319) 572-9260 to schedule a showing. Pre-approval required prior to showing.

PROPERTY FEATURES

PRICE: **\$417,000** | COUNTY: **IDA** | STATE: **IOWA** | ACRES: **0.16**

- Stately building
- 14,000 square feet
- Updated, main-level spaces
- Operational boutique
- Updated windows
- Seamless tin roof & gutters
- HVAC on both levels
- Updated electrical on both levels
- 1 apartment upstairs
- Big income potential
- Multiple overhead doors
- Scissor lift
- Alley access
- Ida Grove, IA



BOUTIQUE (EAST ROOM, MAIN LEVEL)

This space includes updated flooring and an updated bathroom behind the clerk's station. Impressive curb appeal and massive updated windows definitely draw eyes to this storefront.



EVENT ROOM (WEST SIDE)

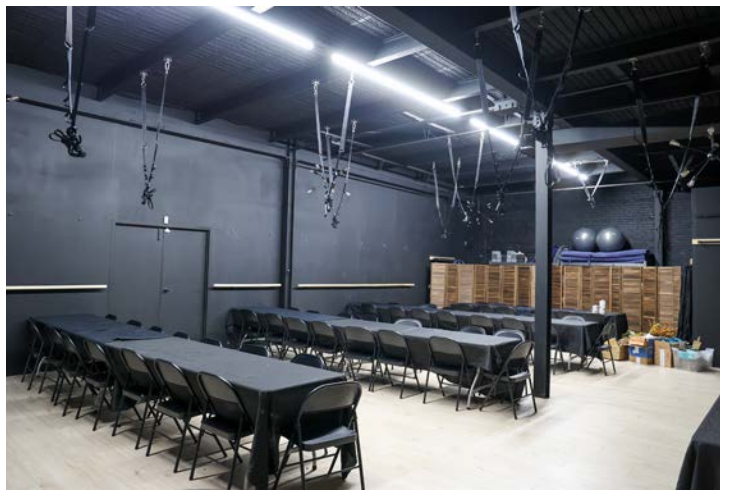
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UPDATED WINDOWS



YOGA/EVENT ROOM (THROUGH WEST ROOM)

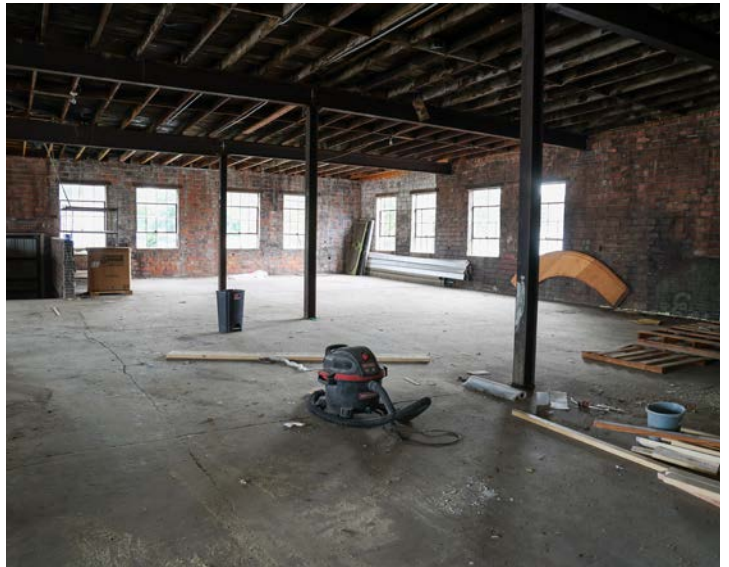


1 APARTMENT UPSTAIRS

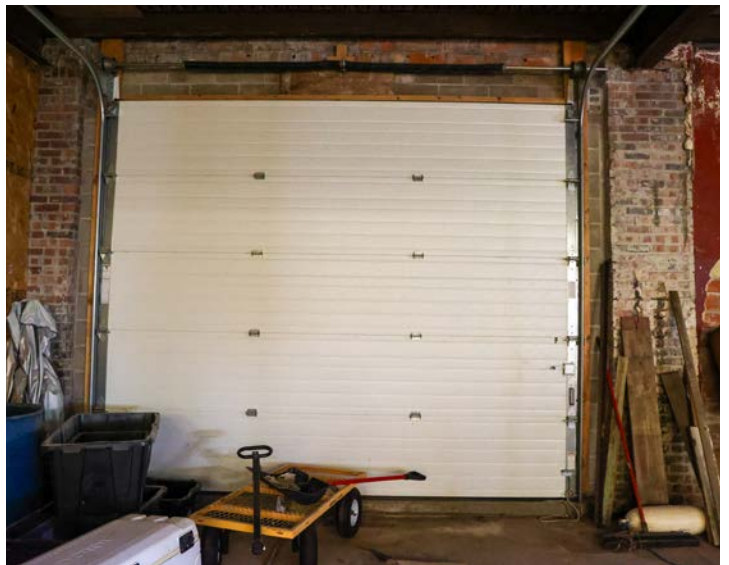
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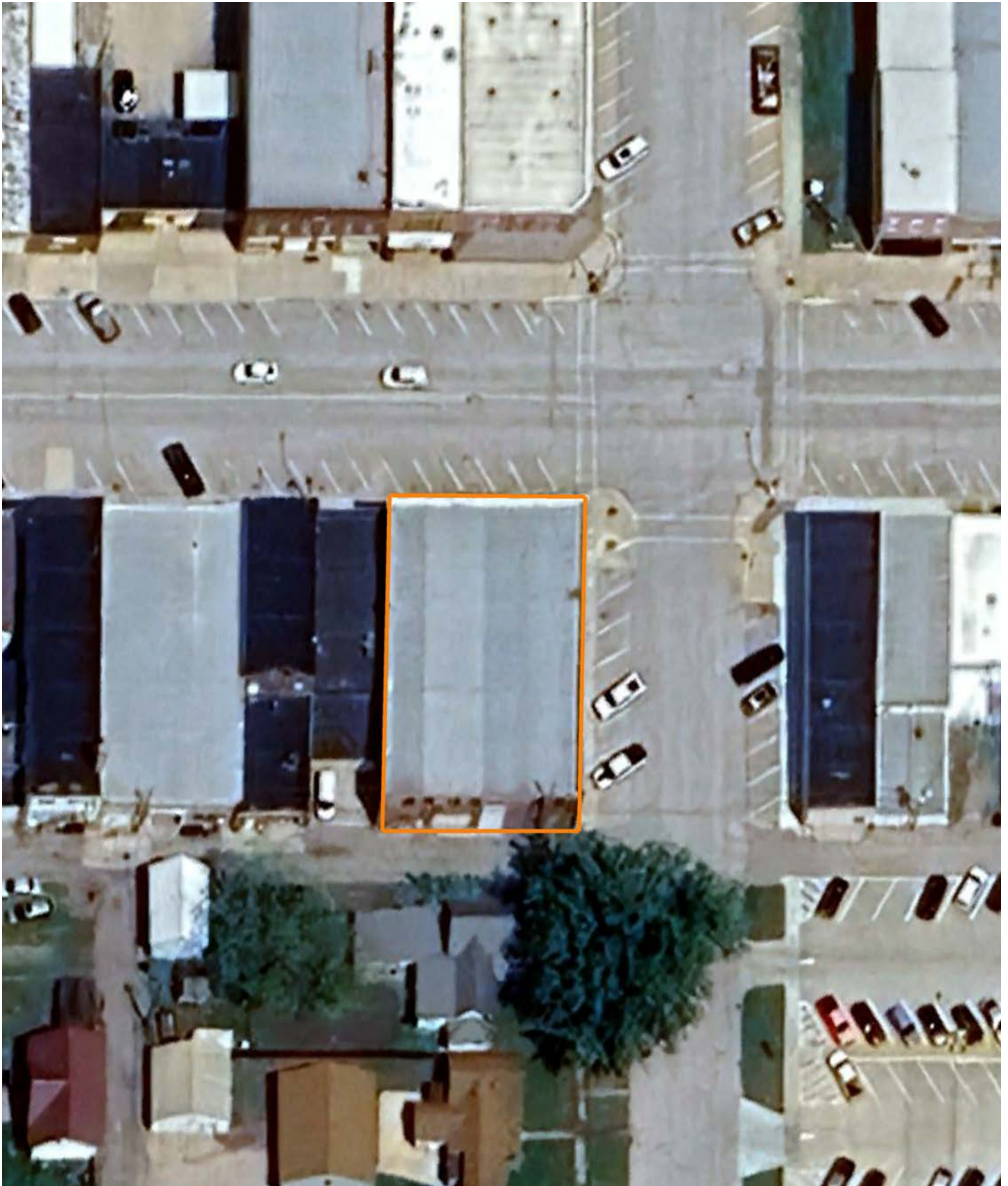
7,000 +/- SQUARE FEET UPSTAIRS



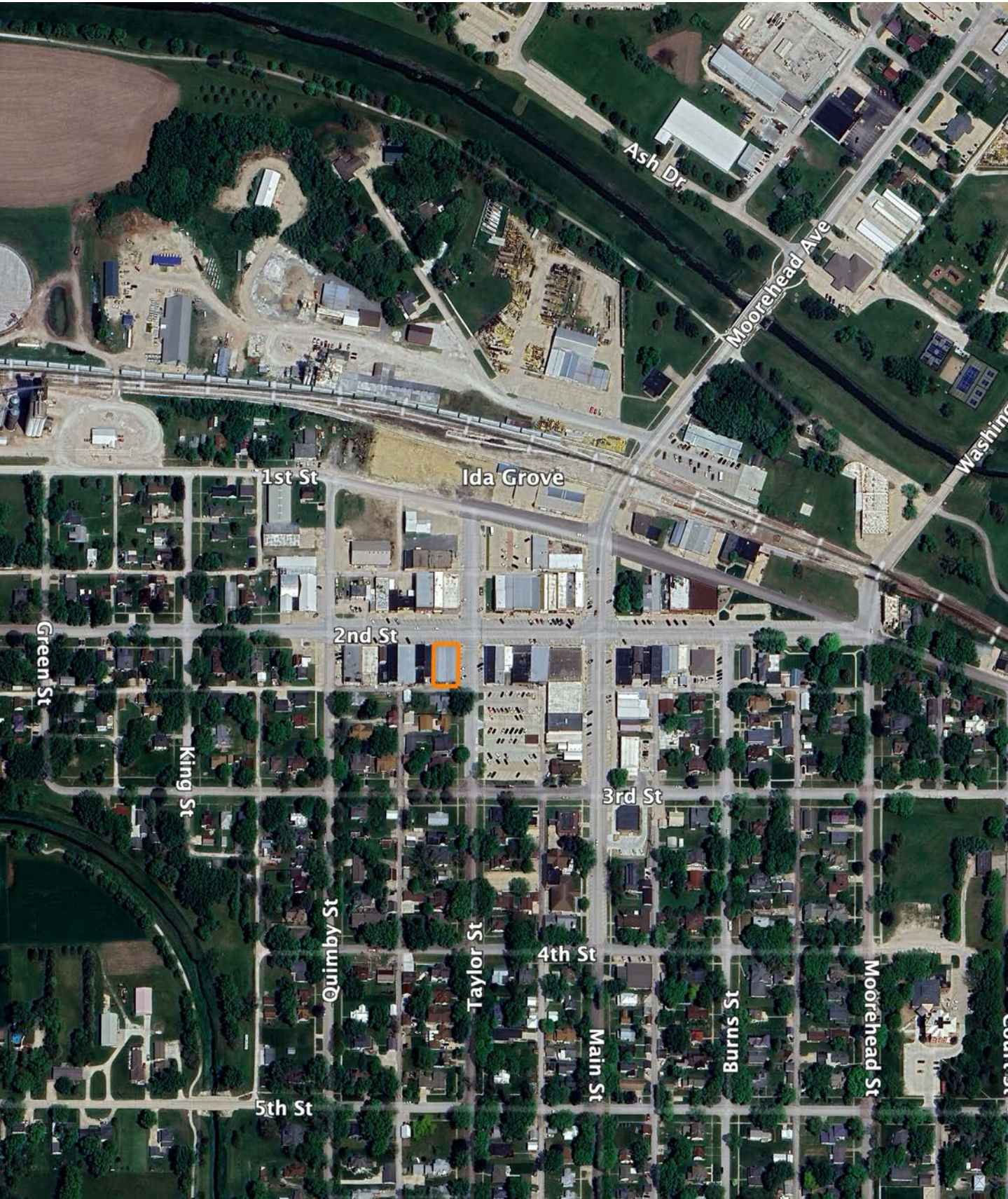
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Born and raised in Mediapolis, Iowa, Andrea Larson grew up on her family's farm, where she first developed a passion for the outdoors and agriculture and learned to appreciate and manage land and livestock. Her father sold land and real estate, and she holds fond memories of spending countless hours riding around with him, learning how to build relationships with clients and serve them well.

After graduating from Mediapolis High School, Andrea went to Wayne State College where she played collegiate basketball for four years and earned a Bachelor's of Business Administration degree with a focus in Agriculture. At Midwest Land Group, Andrea is able to leverage her passion for the outdoors while building relationships with like-minded individuals. Her business practices are rooted in her faith, with service to others as her motivator, and always operates with integrity, trust, and respect. She goes out of her way for her clients, doing all she can to ensure that they achieve their land ownership goals.

Andrea is an active member of Meriden Evangelical Free Church and serves as a youth group leader. She likes to spend as much time outdoors as possible, often seeking out new hiking trails and kayaking routes, trap shooting, and camping off-grid. She has a large garden plot that she produces from and has a goal of becoming as self-sustained as possible.



ANDREA LARSON,
LAND AGENT

515.368.6007

ALarson@MidwestLandGroup.com



MidwestLandGroup.com

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