

Singing Hills Business Center

SIoux CITY, IA



A PROPOSAL FOR COMMERCIAL SERVICES

KW COMMERCIAL
600 Fourth Street,
Ste 100
Sioux City, IA 51101

PRESENTED BY:

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$2,190,000
NUMBER OF UNITS:	10
AVAILABLE SF:	550 SF
LOT SIZE:	76,517 SF
BUILDING SIZE:	20,890 SF
MARKET:	Sioux City, Iowa
SUBMARKET:	Morningside
TRAFFIC COUNT:	12,600
PRICE / SF:	\$104.83

PROPERTY HIGHLIGHTS

- Owner/User or Investment Property
- Building and Monument Signage Potential Available
- Located in thriving and expanding residential, multi-family and commercial area.
- Easy access to I-29, Hwy 75 and Hwy 20
- Drive-up Parking

Property Description



PROPERTY OVERVIEW

This exceptional property is located in the expanding southern Morningside area of Sioux City, Ia., with easy access to I-29, Hwy 75 and Hwy 20.

The owners have spared no expense in maintaining this property with a new roof, 2 new A/C compressors and 3 new buildouts completed in the last three years. All those improvements and this location, will make a great building for the new buyer. You can't beat this visibility.

There are 10 units with the 9 currently leased. An owner could make use of the spaces as leases expire or investors could have a beautiful property for a 1031 exchange. There is ample room on the outside to put your name on the building.

This area has four expanding commercial shopping centers whose major tenants include Target, Lowes, Staples, Kohl's, Old Navy Hobby Lobby, JC Penny and Walmart. Dozens of restaurants, retailers, hotels, banks and auto dealers round out this thriving area.

Existing leases and financials available upon request and with execution of an NDA.



Property Details

SALE PRICE

\$2,190,000

LOCATION INFORMATION

Building Name	Singing Hills Business Center
Street Address	4300 S Lakeport St
City, State, Zip	Sioux City, IA 51106
County/Township	Woodbury
Market	Sioux City, Iowa
Submarket	Morningside
Cross Streets	S Lakeport St., Singing Hills Blvd, Singing Hills Drive, Highway 75, Highway 20
Signal Intersection	Yes
Road Type	Highway Interchange
Market Type	Medium
Nearest Highway	.3 Mile
Nearest Airport	4 Miles

BUILDING INFORMATION

Building Size	20,890 SF
Price / SF	\$104.83
Year Built	1998
Building Class	B
Occupancy %	95%
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	10,445 SF
Gross Leasable Area	19,310 SF
Construction Status	Existing
Condition	Excellent
Roof	40 Yr. Asphalt Shingles, New in 2019
Free Standing	Yes
Office Buildout	#205-2019, #101-2020, #105A-2020

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	GC
Lot Size	76,517 SF
APN#	884717153006
Submarket	Morningside
Lot Frontage	207
Lot Depth	325
Traffic Count	12,600
Traffic Count Street	S Lakeport St
Traffic Count Frontage	207
MLS ID#	810539

PARKING & TRANSPORTATION

Parking Price Per Month	\$0/month
Parking Type	Surface
Parking Ratio	3.6
Number Of Spaces	72
Parking Description	Drive-up parking for both levels. Lower level parks in front. Upper level parks at the back of the building.

UTILITIES & AMENITIES

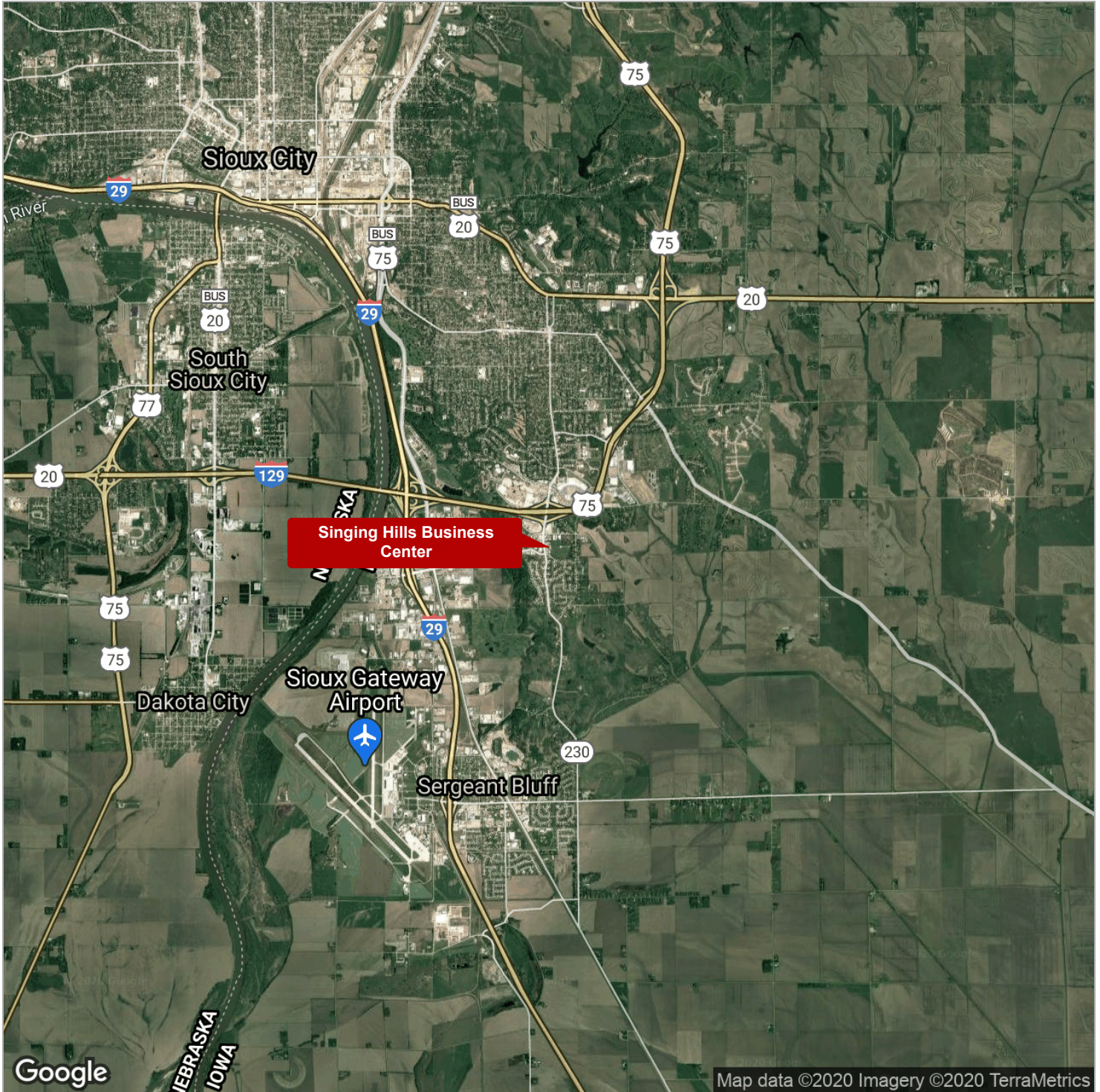
Handicap Access	Yes
Broadband	Cable
Exterior Description	Dryvit, Block



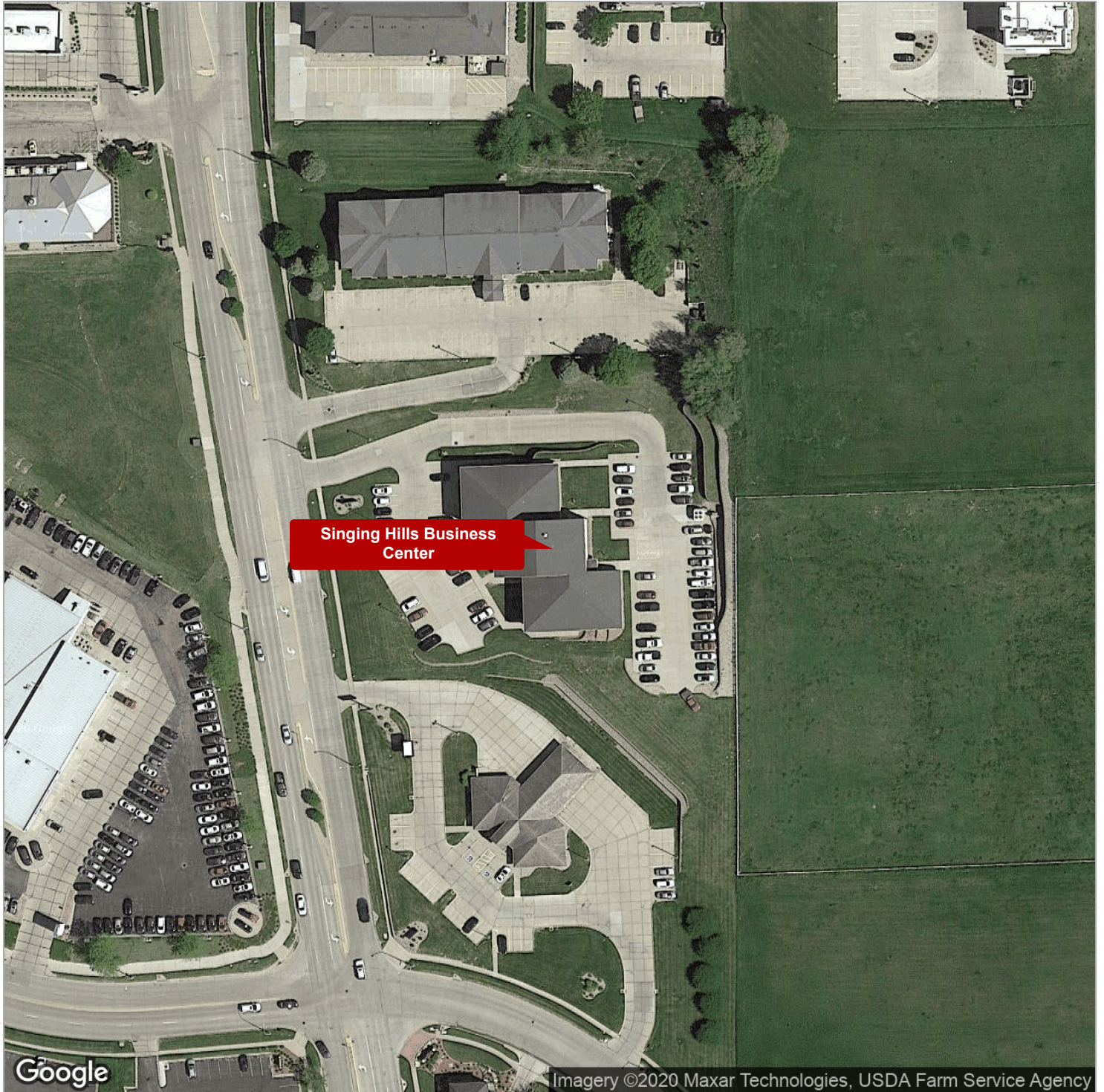
Additional Photos



Regional Map



Aerial Map



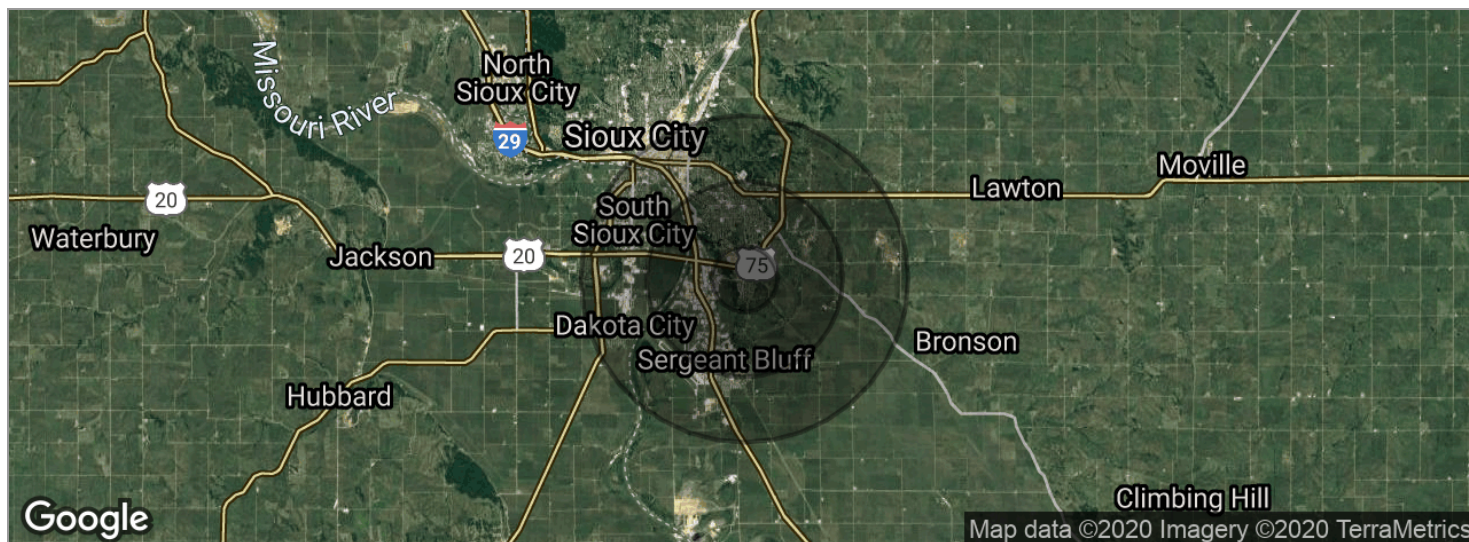
Singing Hills Business Center

Google

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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,480	27,509	51,711
Median age	40.1	36.1	34.6
Median age (male)	37.7	34.2	33.2
Median age (Female)	41.5	38.2	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,405	10,749	19,797
# of persons per HH	2.5	2.6	2.6
Average HH income	\$71,517	\$60,024	\$55,280
Average house value	\$145,525	\$123,590	\$119,151

* Demographic data derived from 2010 US Census

Retailer Map

