

# 1119 4th St

SIoux CITY, IA



SALE BROCHURE

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

*PRESENTED BY:*

**TAMMY DOYEL**  
Commercial Team Lead  
O: 712.251.3945  
tammydoyel@gmail.com



1119 4th St, Sioux City, IA 51101



## LOCATION DESCRIPTION

Centrally located in downtown Sioux City, Iowa on historic 4th St.. Only one minute from highway's 75 & 20 and I-29.

## SITE DESCRIPTION

Own a piece of history with this exceptional restored two-story building in the heart of downtown Sioux City. The building is centrally located on beautiful historic 4th street. Many buildings in this area have been restored and now serve as restaurants and quaint little shops that are within walking distance . There The building is 75% occupied with long term tenants. Extra parking spaces in the back.

## EXTERIOR DESCRIPTION

Brick

## PARKING DESCRIPTION

Extra parking spaces in the back

## POWER DESCRIPTION

440 Volt

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# OFFICE FOR SALE



1119 4th St, Sioux City, IA 51101



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,500,000
<b>AVAILABLE SF:</b>	850 - 2,713 SF
<b>LOT SIZE:</b>	0.47 Acres
<b>BUILDING SIZE:</b>	20,800 SF
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Sioux City, IA
<b>SUBMARKET:</b>	Historic 4th St.
<b>PRICE / SF:</b>	\$72.12

## LOCATION OVERVIEW

Centrally located in downtown Sioux City, Iowa on historic 4th St.. Only one minute from highway's 75 & 20 and I-29.

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1119 4th St 208	\$12.00 SF/yr	850 SF
1119 4th St 216	\$12.00 SF/yr	1,302 SF
1119 4th St 218	\$12.00 SF/yr	1,599 SF
1119 4th St 219	\$12.00 SF/yr	1,781 SF
1119 4th St 102	\$13.00 SF/yr	2,713 SF

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Sale Price **\$1,500,000**

Lease Rate **\$12.00 - 13.00 SF/YR**

## LOCATION INFORMATION

Street Address 1119 4th St  
City, State, Zip Sioux City, IA 51101  
County Woodbury  
Market Sioux City, IA  
Sub-market Historic 4th St.  
Cross-Streets Iowa St. & 4th St., Floyd Blvd & 4th St.  
Road Type Paved  
Market Type Medium  
Nearest Highway .3 miles  
Nearest Airport 5.5 miles

## BUILDING INFORMATION

Building Size 20,800 SF  
Building Class B  
Occupancy % 75.0%  
Tenancy Multiple  
Minimum Ceiling Height 11 ft  
Number of Floors 2  
Year Built 1910  
Gross Leasable Area 5,326 SF  
Construction Status Existing  
Condition Good  
Roof Membrane  
Free Standing Yes  
Number of Buildings 1  
Floor Coverings Carpet, Wood

## PROPERTY INFORMATION

Property Type Office  
Property Subtype Office Building  
Zoning Commercial  
Lot Size 0.47 Acres  
APN # 894728432006  
MLS # 809053  
Power Yes

## PARKING & TRANSPORTATION

Street Parking Yes  
Parking Type Surface  
Number of Parking Spaces 20

## UTILITIES & AMENITIES

Elevators Yes  
Central HVAC Yes  
Gas / Propane Yes

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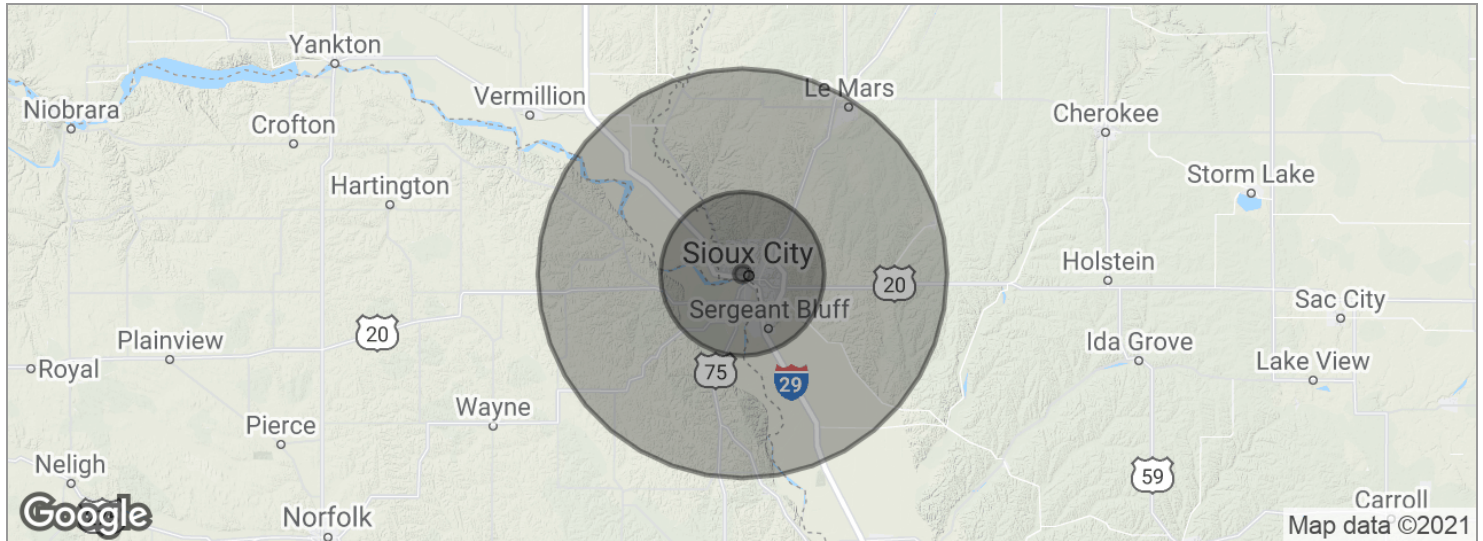
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<b>POPULATION</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>25 MILES</b>
Total population	6,060	148,130	186,077
Median age	27.4	34.4	35.4
Median age (male)	25.4	33.4	34.2
Median age (Female)	28.5	35.3	36.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>25 MILES</b>
Total households	1,989	55,502	70,072
# of persons per HH	3.0	2.7	2.7
Average HH income	\$33,750	\$55,332	\$59,489
Average house value	\$64,473	\$123,259	\$136,096

\* Demographic data derived from 2010 US Census

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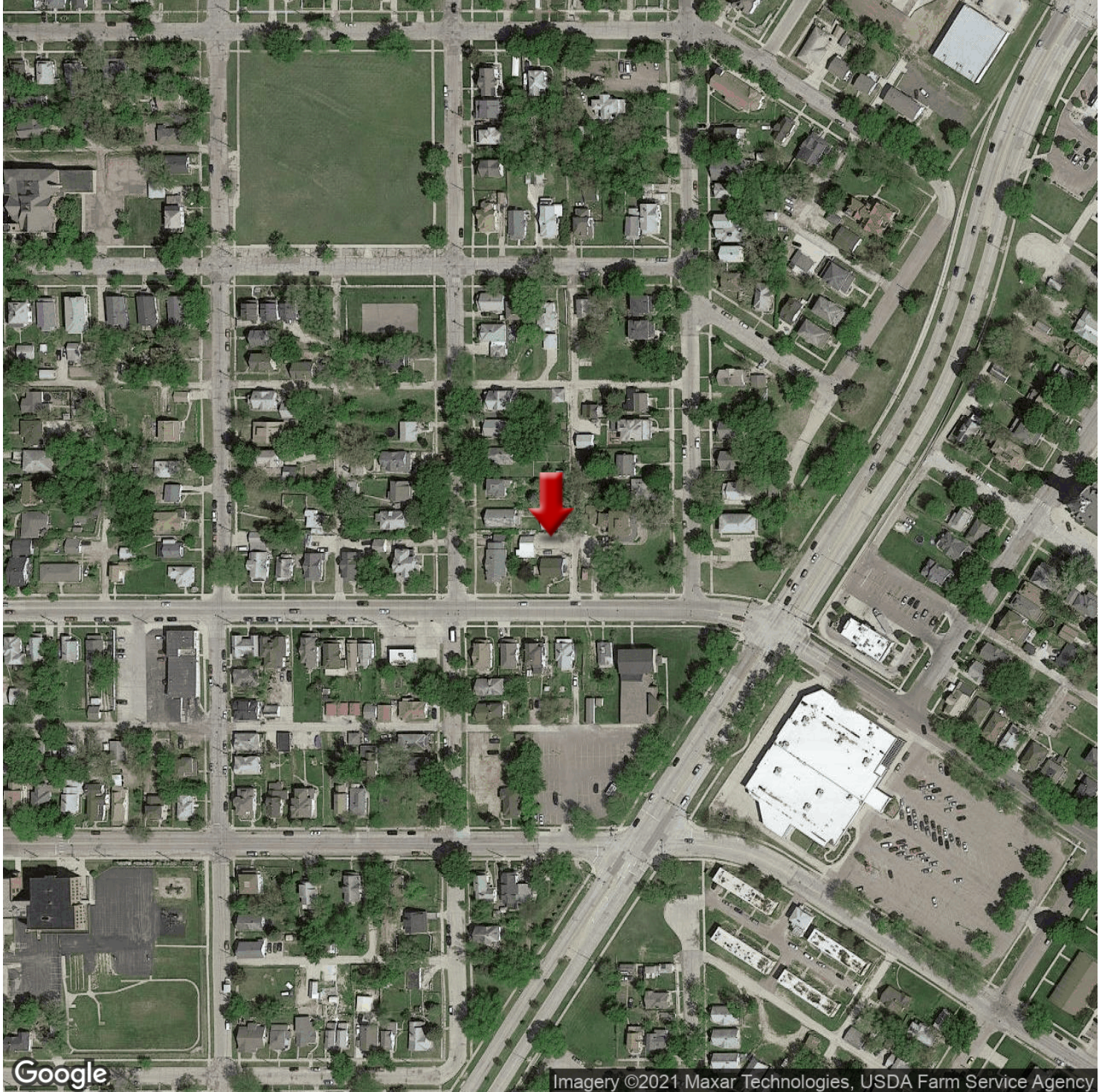
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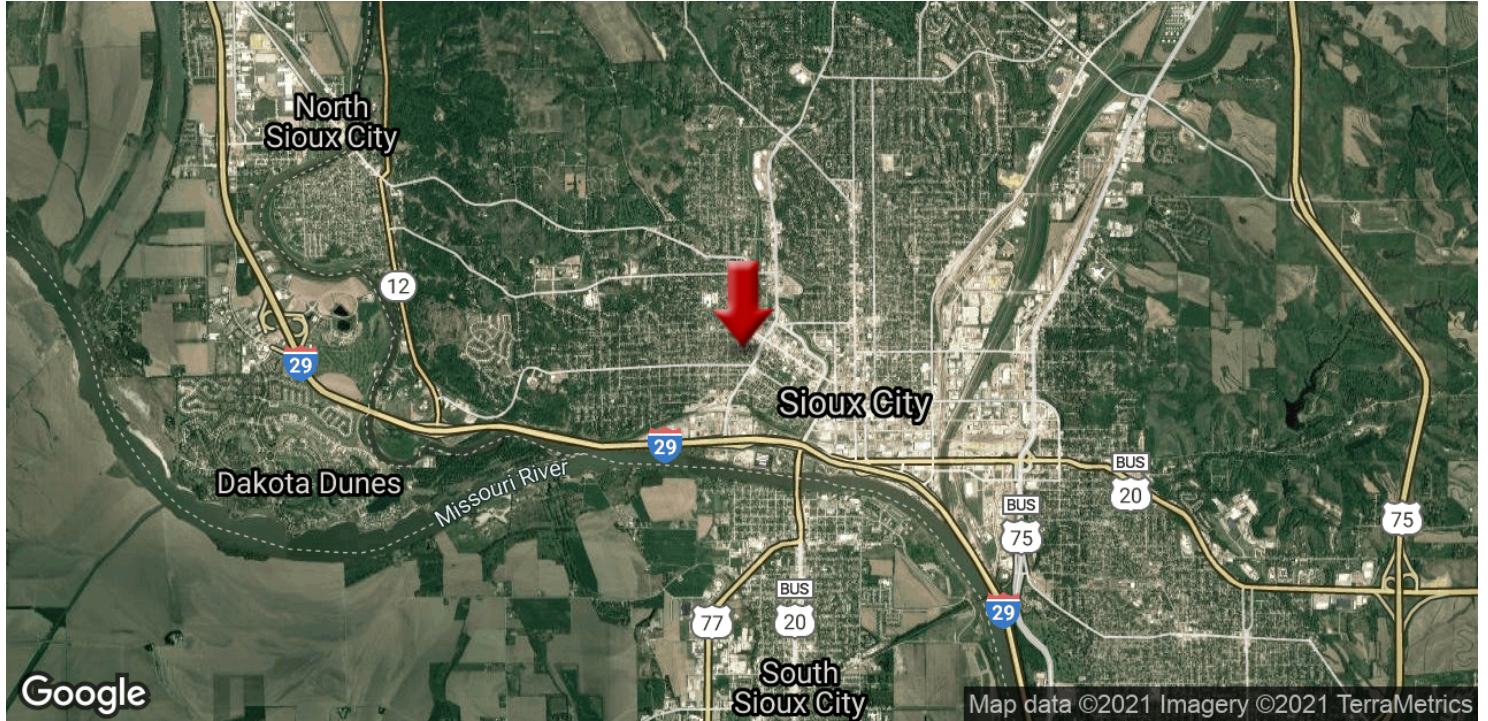
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# WHY

## Hire KW Commercial for Office:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Office core client services include:

- Tenant representation
- Landlord representation
- Buyer representation
- Seller representation



# ABOUT

## KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

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