

M'side Drive-Thru

For Sale

1909 S. Palmetto Sioux City, IA 51106



For Sale

2,264 SF | \$299,500

M'side Drive-Thru

Property Description

Former bank with drive-through ready for conversion to retail. Share intersection with Walgreens, Kum & Go and Anytime Fitness. Direct northbound access from Lakeport Road and full access from Palmetto. Quad-level building design maximizes the site. 3 private offices and a kitchenette, all have windows. Ideal for coffee, liquor or pupusas drive-through. No banks allowed.

Location Description

Within one block of the intersection of Lakeport Road and Morningside Ave. in the heart of Morningside.



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Location Information

Building Name	M'side Drive-Thru
Street Address	1909 S. Palmetto
City, State, Zip	Sioux City, IA 51106
County	Woodbury

Building Information

Building Size	2,264 SF
Occupancy %	0.0%
Tenancy	Single
Number of Floors	4
Year Built	1984
Year Last Renovated	1992

Parking & Transportation

Parking Ratio	8.62
Number of Parking Spaces	15

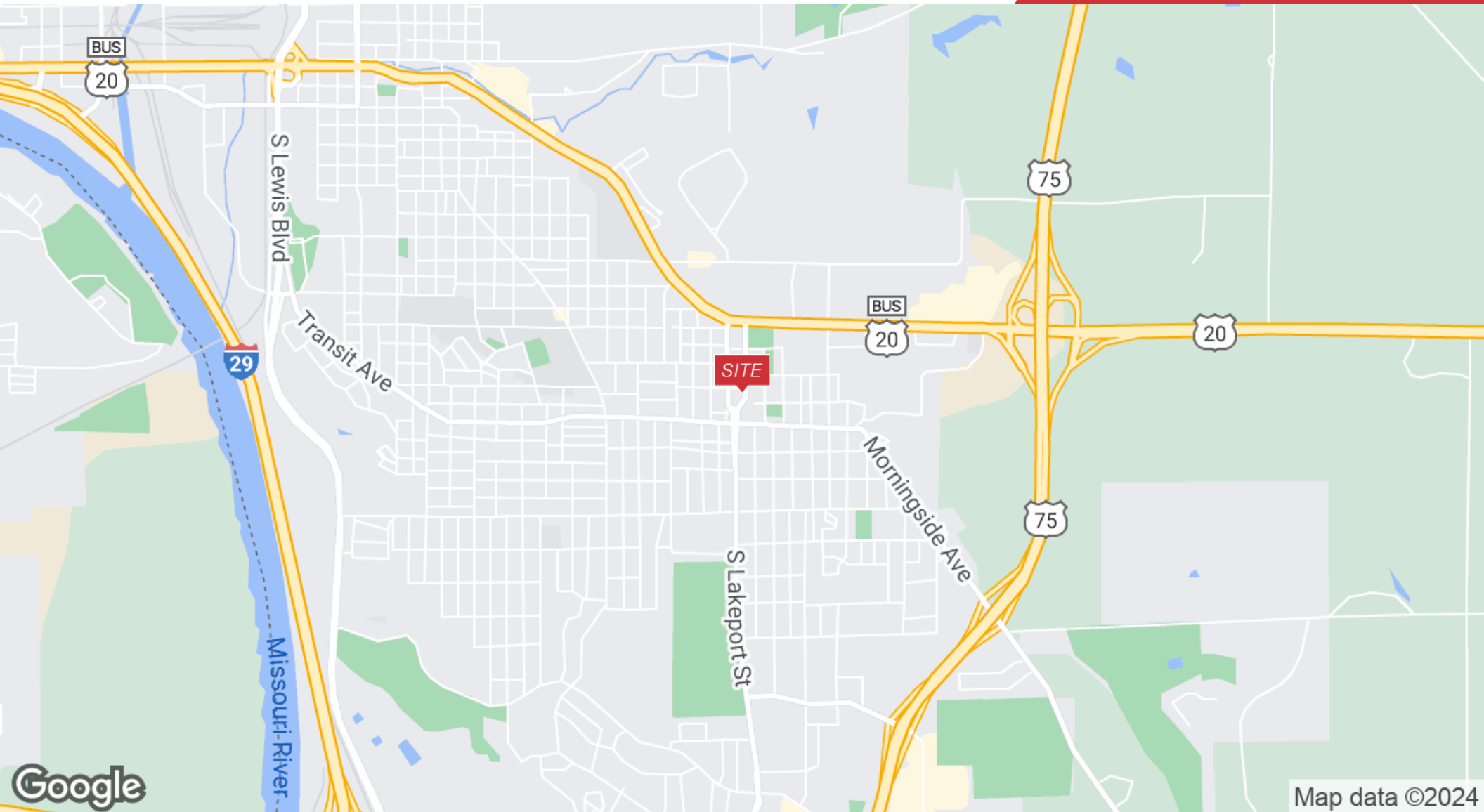
Property Information

Property Type	M'side Drive-Thru
Property Subtype	Vehicle Related
Zoning	NC.5 - Neighborhood Conservation 5
Lot Size	0.42 Acres
APN #	884705140001
Lot Frontage	244.44 ft
Lot Depth	210 ft

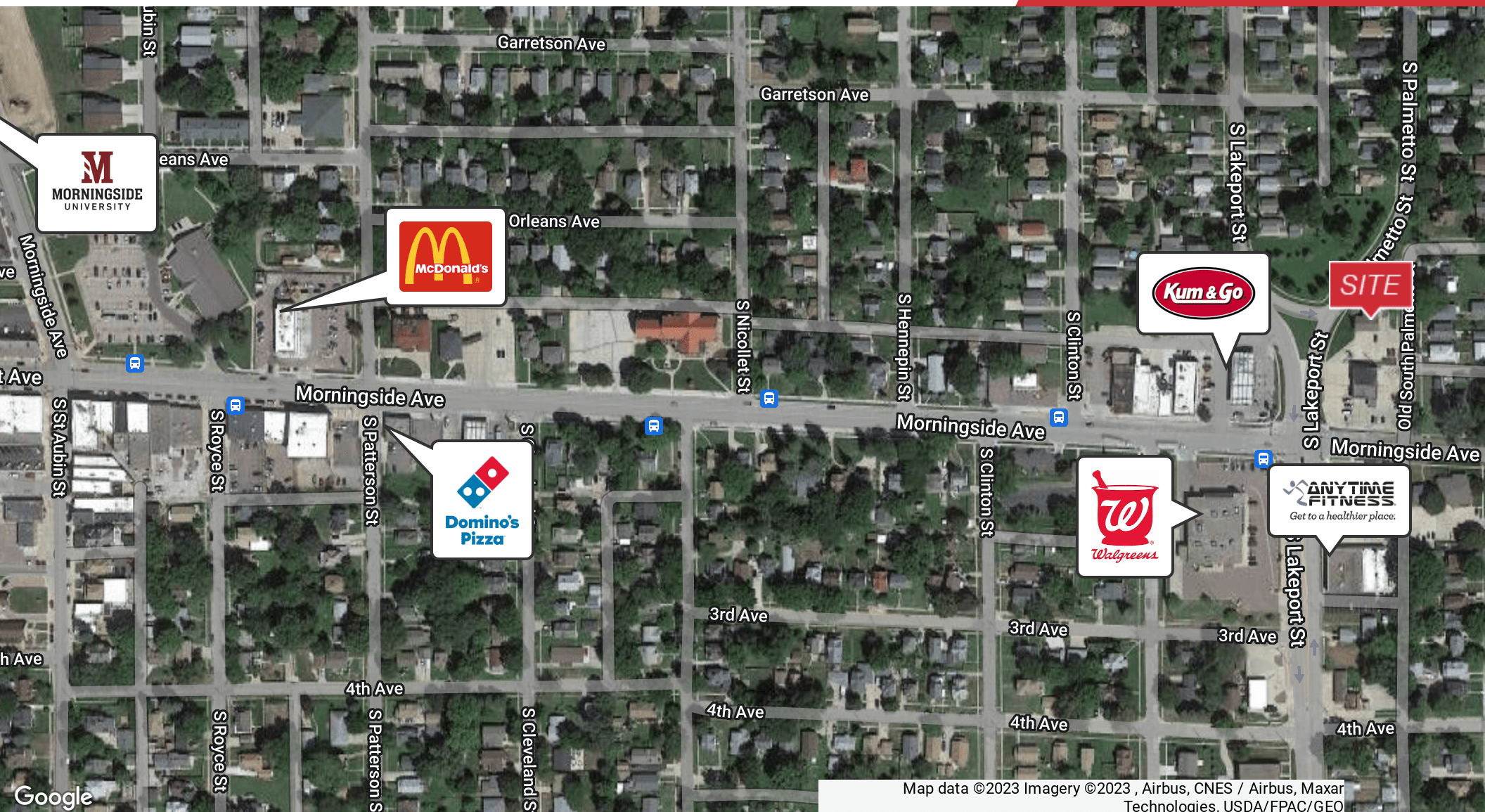
Taxes & Valuation

Taxes	\$9,648.00
Tax Value Land	\$165,700.00
Tax Value Improvements	\$185,300.00
Assessed Value	\$351,000.00

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400 Gold Circle, Suite 120
Dakota Dunes, SD 57049
712 224 2727 tel
naiunited.com

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2nd Level Office



Kitchenette



Main Floor Office



3rd Level Office



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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,055	3,704	11,250
Average Age	38.5	35.2	33.8
Average Age (Male)	37.7	34.8	33.8
Average Age (Female)	40.9	36.0	36.2
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	450	1,447	4,282
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$70,046	\$74,147	\$73,175
Average House Value	\$106,230	\$118,028	\$135,803

2020 American Community Survey (ACS)

