

# Special Purpose

For Sale

1114 W 27th St Sioux City, IA 51103





For Sale

31,312 SF | \$275,000

Special Purpose



### Property Description

Hunt School Building F/K/A Crescent Park Elementary is now available for sale. Offering over 30,000 SF of building space with a bonus garden level floor. Currently comprised of 32 rooms (made up of class rooms, conference rooms, and offices) and a gymnasium. Included in the sale is the fenced in lot just NE of the school (APN: 894720133004). Asbestos remediation has been completed and reports are available upon request.

### Location Description

Located at the intersection of W. 27th & Myrtle Streets

### Exterior Description

Brick

## Location Information

Building Name	Former Crescent Park School
Street Address	1114 W 27th St
City, State, Zip	Sioux City, IA 51103
County	Woodbury

## Building Information

Building Size	31,312 SF
Occupancy %	0.0%
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	3
Average Floor Size	15,656 SF
Year Built	1920
Year Last Renovated	1980
Free Standing	Yes
Number of Buildings	1

## Property Information

Property Type	Special Purpose
Property Subtype	School
Zoning	PI - Public & Institutional
Lot Size	2.04 Acres
APN #	894720136001, 894720136002, 894720136003, 894720136004, 894720133004, 894720136012
Lot Frontage	304 ft
Lot Depth	230 ft
Corner Property	Yes
MLS #	822865

## Parking & Transportation

Parking Type	Surface
Parking Ratio	1.65
Number of Parking Spaces	60

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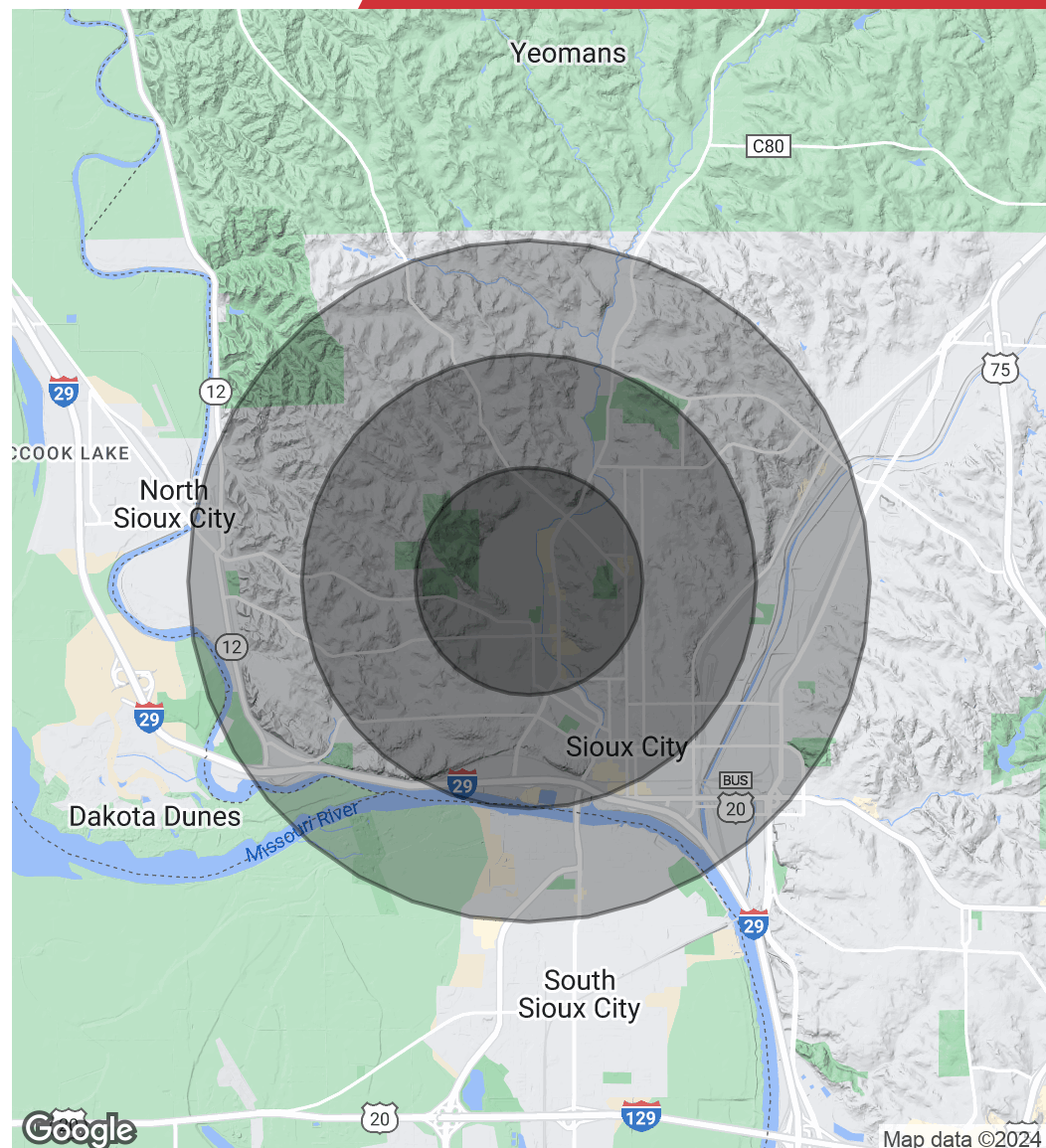
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<b>Population</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
<b>Total Population</b>	9,914	36,537	51,350
<b>Average Age</b>	33.4	32.3	32.9
<b>Average Age (Male)</b>	32.2	32.6	33.1
<b>Average Age (Female)</b>	34.6	32.6	33.5
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
<b>Total Households</b>	4,137	14,306	20,800
<b># of Persons per HH</b>	2.4	2.6	2.5
<b>Average HH Income</b>	\$65,340	\$61,022	\$62,986
<b>Average House Value</b>	\$111,910	\$102,373	\$112,333

2020 American Community Survey (ACS)



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