

Office

For Sale & Lease

2608 Hamilton Blvd Sioux City, IA 51104



For Sale & Lease

1,500 SF | \$375,000 | \$17.00 SF/yr
Office



Property Description

Free standing chiropractic clinic on busy Hamilton Blvd. across the street from Subway & Verizon. Reception, two restrooms, 3 large exam rooms and a private office on the main floor. 3rd restroom and storage in basement. There is plumbing in one exam room, but more could be added via the basement under the east 1/2 of building. 12 parking spaces. Taxes (\$9849/yr.), insurance (\$1200/yr.), snow, lawn & maintenance (\$?) & utilities (\$2040/yr.).

Location Description

East side of Hamilton between Hy-Vee & Walgreens across from Subway & Verizon.

For Sale & Lease
1,500 SF | \$375,000 | \$17.00 SF/yr
Office

Sale Price

\$375,000

Lease Rate

\$17.00 SF/Yr

Location Information

Building Name	Chiropractic Clinic
Street Address	2608 Hamilton Blvd
City, State, Zip	Sioux City, IA 51104
County	Woodbury

Building Information

Building Size	1,500 SF
Building Class	B
Occupancy %	0.0%
Tenancy	Single
Number of Floors	1
Year Built	1977

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	NC.5
Lot Size	0.36 Acres
APN #	894720206016
Lot Frontage	126.5 ft
Lot Depth	127.5 ft
Traffic Count	21600
Traffic Count Street	Hamilton Blvd
MLS #	823304

Parking & Transportation

Parking Ratio	8.0
Number of Parking Spaces	12

Taxes & Valuation

Taxes	\$9,849.00
Tax Value Land	\$207,800.00
Tax Value Improvements	\$159,700.00
Assessed Value	\$367,000.00

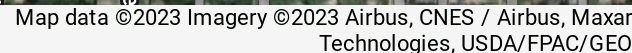
For Sale & Lease

1,500 SF | \$375,000 | \$17.00 SF/yr
Office





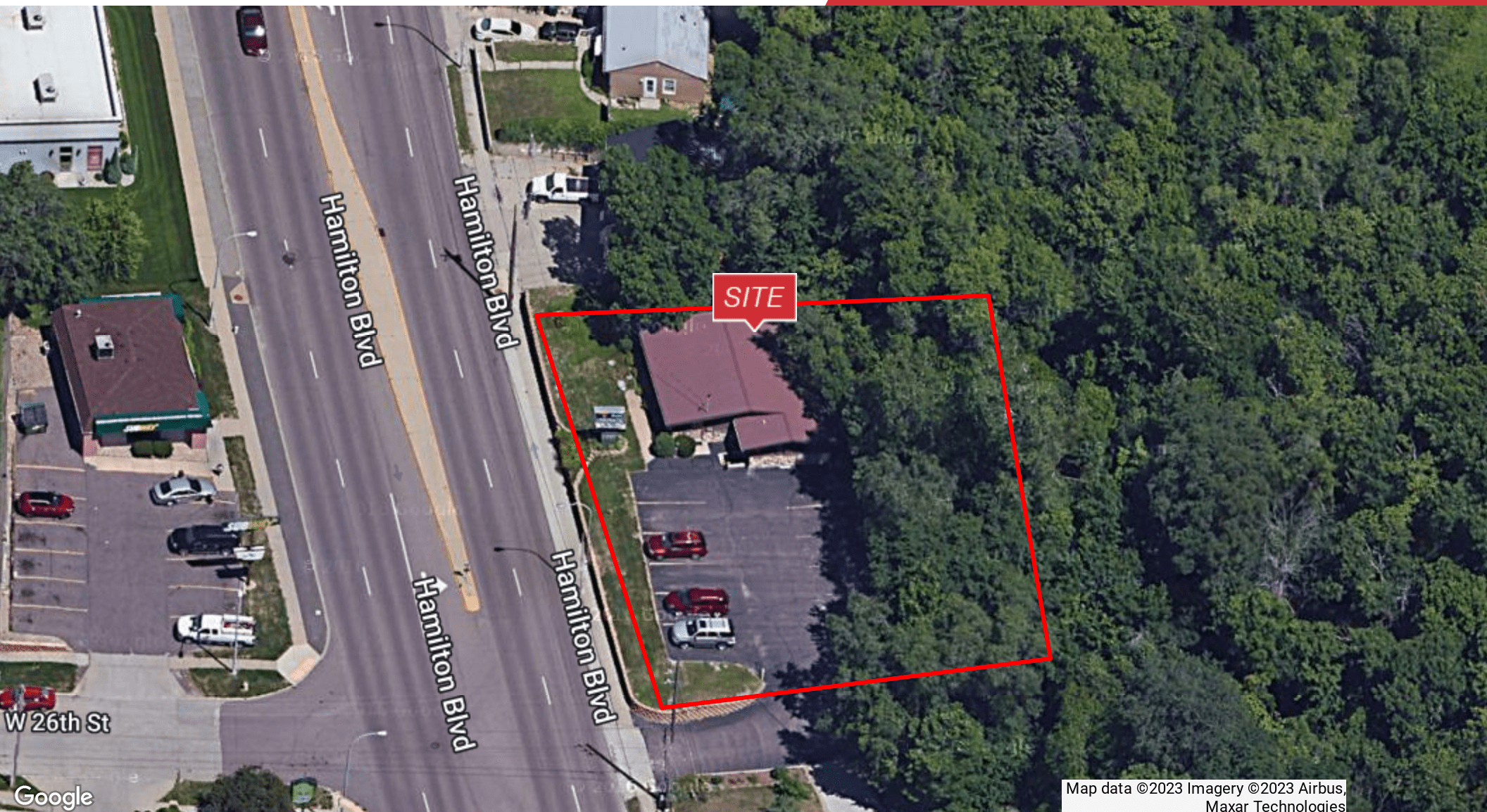
1,500 SF | \$375,000 | \$17.00 SF/yr
Office



naiunited.com

For Sale & Lease

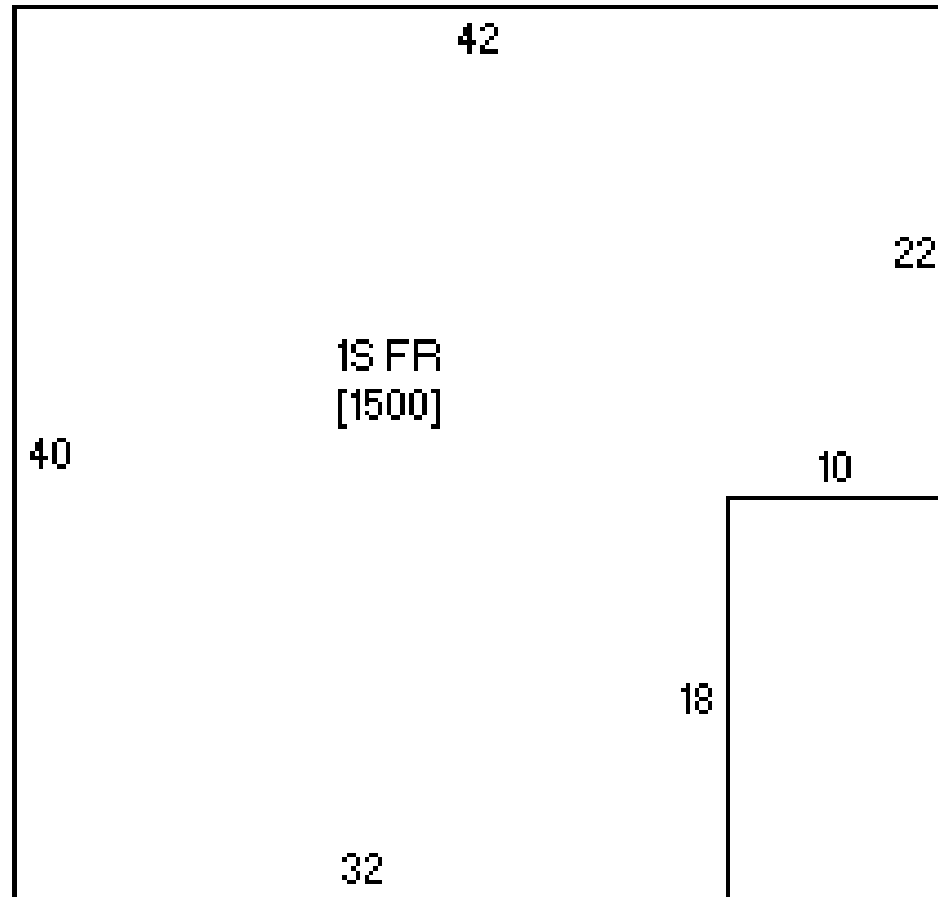
1,500 SF | \$375,000 | \$17.00 SF/yr
Office



Map data ©2023 Imagery ©2023 Airbus,
Maxar Technologies

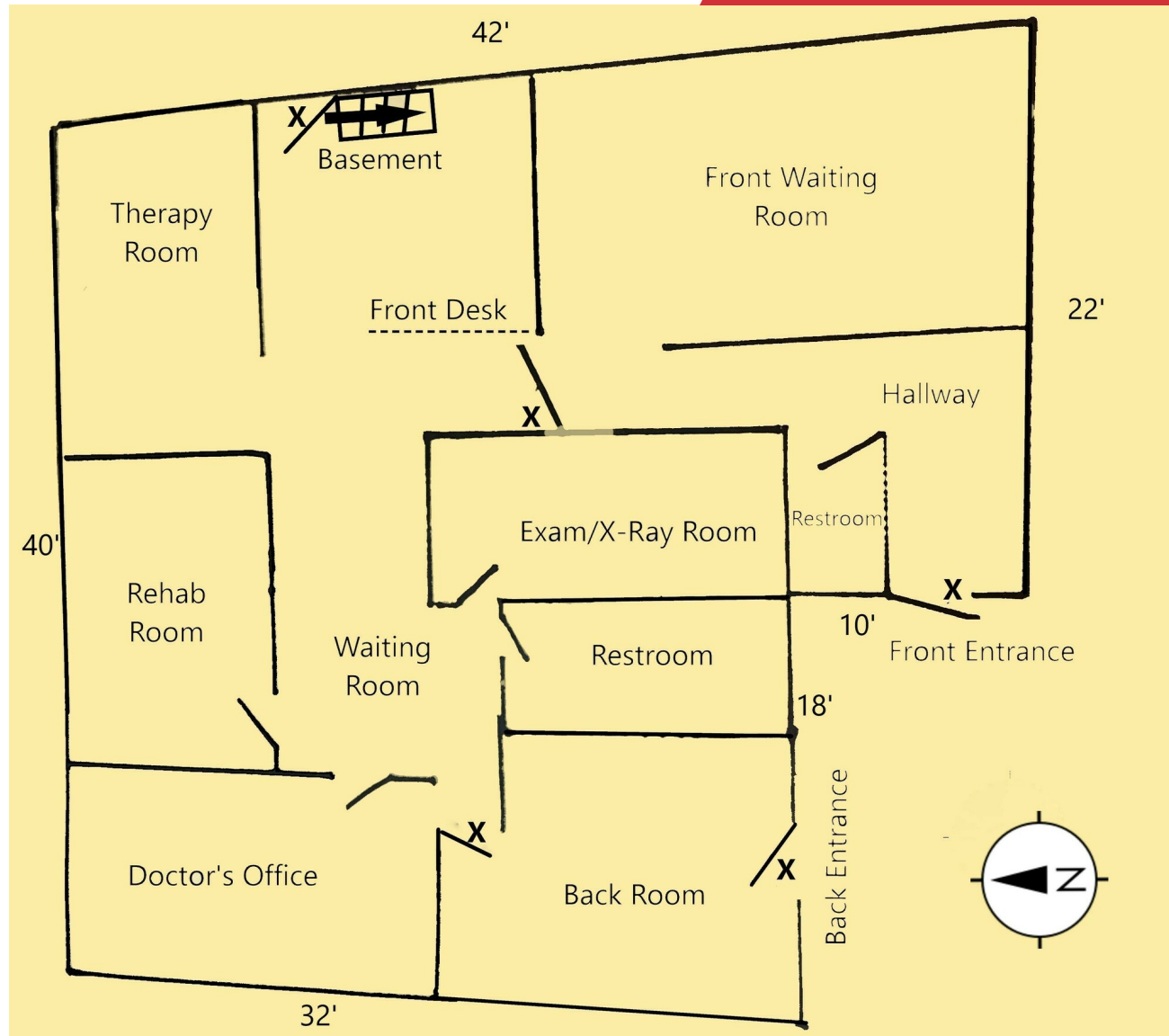
For Sale & Lease

1,500 SF | \$375,000 | \$17.00 SF/yr
Office



For Sale & Lease

1,500 SF | \$375,000 | \$17.00 SF/yr
Office



For Sale & Lease

1,500 SF | \$375,000 | \$17.00 SF/yr
Office



For Sale & Lease

1,500 SF | \$375,000 | \$17.00 SF/yr
Office



Population	1 Mile	10 Miles	30 Miles
Total Population	5	848	6,497
Average Age	54.0	34.5	37.0
Average Age (Male)	52.8	33.1	37.3
Average Age (Female)	55.9	38.0	38.9
Households & Income	1 Mile	10 Miles	30 Miles
Total Households	2	358	2,923
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$97,680	\$49,230	\$53,203
Average House Value	\$164,336	\$103,248	\$115,152

2020 American Community Survey (ACS)

For Sale & Lease

1,500 SF | \$375,000 | \$17.00 SF/yr
Office

