



MLS #: 7037708	St: ACTIVE	Cat: OFFICE PROPERTY	LP: \$995,000
Area: Muscatine County			
Addr: 216 SYCAMORE	Street		
City: Muscatine	IA	Zip Code: 52761	
Park/Ctr/Bld:		County: Muscatine	
Sale/Rent: For Sale	Invest: Yes	Tot Bldg SqFt: 37,352	
For Sale: Yes	For Lease: No	Lease \$/SF:	Avail SqFt: 37,352
Lease \$/Mo:		Est Taxes/SF:	
Year Built: 1908		Est Ins/SF:	
# Parking: 12		Lndlrld Contrib TI:	
CAM \$/SF:		Total Pass-Thru Cost:	
Acres: 0.39		Lease Terms:	
Lot: 16800		Lease Type:	
Ceiling Hgt: ' "		Flood Insurance: No	

Virtual Tour**Directions:** Hwy 22 to downtown Muscatine, NW on Sycamore Street

Amps:	Volts:	Common Hallway:	
Fire District Class:		Handicap Access: No	Three Phase:
Security Sys:			Fenced:
Ann Taxes: \$32,710.00	/ 2016	Inc Proj/Act/Hs:	GOI:
Parcel ID: 0835485006		Exp Proj/Act/Hs:	NOI:
Legal:		Zoned: C-2	TOE:
37,352 SF five-story Hershey office building plus 11,364 SF finished basement located on .39 acre corner lot with parking in downtown Muscatine. Renovated in 2012 with new elevator upgrade, new roof and tuck pointing. This Muscatine landmark has excellent investment potential to continue as a commercial office building, or for conversion to residential occupancy or a mixed use development.			
Includes:	Land, Building		
Location:	Downtown		
Frntg/Access:	Paved 2Lane, Corner Lot		
Other Access:			
Heating:	Gas, Hot Water		
Cooling:	Central, Individual Control, Water, Other Cooling		
Wall Constr:	Brick, Steel/ST Frame		
Floor Constr:	Concrete		
Roof Constr:	Membrane, Flat		
Exterior:	Brick		
Terms Lease:	N/A		
Sewer:	City Sewer		
Owner Pays:			
Tenant Pays:			
Ownership:	Corporation		
Avail At LO:	Leases, Legal Description, Aerial Photo, Traffic Counts, Demographics, Other Docs		
Insulation:	Roof, Side Walls, Party Walls		
Building Desc: 5 Story, Basement	Poss Financing: Cash Convention		
Tax Incentive: In City Limit	Property Use: Office Building		
Showing: Appointment Only, Call LA, List Agt Must be Present,			
LO: NAI Ruhl Commercial Company	Office: 563-355-4000	Fax:	
LA: Richard Schaefer	Offic: 563-355-4000	Appt: 563-355-4000	
LA Email: rschaefer@ruhlcommercial.com		Owner: SECO Investment Co.	
CLA: Charles Armstrong	Offic: 563-355-4000	Cell: 563-529-6600	LD: 8/11/2017
OLA:		Cell:	XD: 8/11/2018
Compensation: 3.50	Dual/Var: Yes	List Type: Exclusive Right to Sell	
Original Price: \$995,000	Selling Agent:	Co-Selling Office:	
Sold Price:	Selling Office:	How Sold:	Lease # Yrs:
Closing Date:	Co-Selling Agent:	DOM: 26	



MLS #: 7037709	St: ACTIVE	Cat: MULTI-FAMILY	LP: \$995,000
Area: Muscatine County			
Addr: 216 SYCAMORE	Street		Unit #:
City: Muscatine	IA	Zip Code: 52761	
Park/Ctr/Bld:		County: Muscatine	
Total Units:	Invest: Yes	Lease Terms:	
Total Bldgs:	Sale/Rent: For Sale	Lease Type:	
For Sale: Yes	For Lease: No	Common Laundry:	
Parkg Spcs:		Individual Laundry:	
Garages: No		Common Hallway:	
Year Built: 1908		Security Sys:	
Lot: 16800		Elevator Served:	
Acres: 0.39			

Virtual Tour

Directions: Hwy 22 to downtown Muscatine, NW on Sycamore Street



Amps:	Volts:	Priv Patio/Deck:	Three Phase:
		Fenced:	Flood Insurance: No
Fire District Class:		Handicap Access: Yes	

Ann Taxes: \$32,710.00	/ 2016	Inc Proj/Act/Hs:	GOI:
Parcel ID: 0835485006		Exp Proj/Act/Hs:	EXP:
Legal:		Zoned: C-2	NOI:

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Style:	Mid-Rise
Includes:	Land, Building
Location:	Downtown
Heating:	Gas, Hot Water
Cooling:	Central, Individual Control, Water, Other Cooling
Wall Constr:	Brick, Steel/ST Fram
Floor Constr:	Concrete
Roof Constr:	Flat, Membrane
Exterior:	Brick
Terms Lease:	N/A
Sewer:	City Sewer
Owner Pays:	
Tenant Pays:	
Miscellaneous:	
Ownership:	Corporation
Avail At LO:	Leases, Legal Description, Aerial Photo, Demographics, Other Docs, Traffic Counts
Insulation:	Party Walls, Roof, Side Walls
Building Desc:	5 Story, Basement
Tax Incentive:	In City Limit
Showing:	Appointment Only, Call LA, List Agt Must be Present, Sign on Property
	Poss Financing: Cash Conventional

LO: NAI Ruhl Commercial Company	Office: 563-355-4000	Fax:
LA: Richard Schaefer	Offic: 563-355-4000	Appt:
LA Email: rschaefer@ruhlcommercial.com		Owner: SECO Investment Co.
CLA: Charles Armstrong	Offic: 563-355-4000	Cell: 563-529-6600
OLA:		LD: 8/11/2017
Compensation: 3.50	Dual/Var: Yes	Cell:
		XD: 8/11/2018
		List Type: Exclusive Right to Sell

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