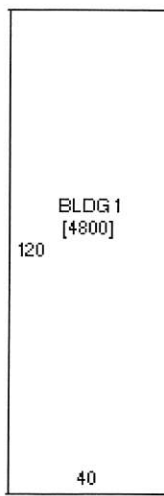


AVAILABLE PROPERTY



1ST FLOOR 4,800 SQ FEET



208 1st Avenue East

- 14' Ceilings
- Newly Restored Facade & Interior
- Code Compliant for Today's Standards
- 1 Bathroom
- 3 Phase, 200 Amp Panel Electric
- Sprinkler & Monitored Fire System
- 4, 2 BR Upper Story Apartments (see rear)
- Ample On-Street Parking
- Off-Street, Free Parking within 2-3 Blocks
- Rear Alley Access
- Located within the Main Street & Downtown Historic Districts

Sale/Lease Terms
 Negotiable
 \$6.50-\$11/SQ FT
 Sale of Building - Make Offer

208 1st Avenue East, or the "McMillen" building was pulled from the ashes of a fire in 2015. The restoration won the Main Street Iowa 2018 Best New Construction/ Infill Project Award. Today it houses a 4,800 square foot space with lots of natural light. Space available for outdoor seating. 4 upper story, 2 bedroom apartments, which are fully rented.

Located just one block east of square in the heart of the Central Business District, there is ample on street parking, with several free public parking lots within 2-3 blocks, and easy access through the rear alley.

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