

For Sale

Novelty Iron Works
Dubuque, Iowa



BUILDING SIZE:

262,707 SF

LOT SIZE:

2.16 Acres

YEAR BUILT:

1880 w/additions

PROPERTY TYPE:

Mixed Use

CURRENT MIX:

80,128 net sq. ft. Residential

35,970 net sq. ft. Commercial

98,000 gross sq. ft. Renovation

Adjoining Surface Lot

ADDRESS:

333 E. 10th Street, Dubuque, Iowa 52001

LOCATION:

An anchor to Dubuque's Historic Millwork District situated between the downtown CBD and the shores of the Upper Mississippi River at the junction of Wisconsin & Illinois. Dubuque is a regional hub for tourism which attracts visitors to The Field of Dreams, American River and Viking Mississippi River cruises, Diamond Jo & Q Casinos and several area geological features.

SUMMARY:

A unique accumulation of completed adaptive reuse buildings into a thriving, stabilized mixed use investment in addition to approx. 98,000 sq. ft. of space ready for renovation which has been retrofitted with new windows and some MEP components.



Equity Real Estate Group

1055 UNIVERSITY AVENUE
DUBUQUE, IOWA 52001

WWW.EQUITYDBQ.COM

Steve Davis, CCIM

Broker/Owner

563.542.3519
steve@EquityDBQ.com
Licensed in Iowa

OVERVIEW

Originally built for the manufacture of steam engines, a portion of the property was completely renovated in 2014 to its current modern industrial design. It now boasts 76 residential units, 13+ individual commercial spaces, an 80-space surface parking lot and approximately 98,000 sq. ft. of vacant space across four floors ready for conversion.

PROPERTY HIGHLIGHTS

- Renovated space provides stabilized investment
- 76 Residential units fully-leased
- 14 Commercial spaces 95% leased
- 80 Parking spaces in surface lot
- 98,000 sq. ft. conversion opportunity

PROPERTY SUMMARY

- Listed at \$25,000,000.
- \$95.16/SF
- Year Renovated: 2014
- Lot Size: 2.16 Acres
- Total SF: 262,707 SF

LOCATION HIGHLIGHTS

- Dubuque's thriving Historic Millwork District
- Central to downtown and riverfront attractions
- Great access and flow from US HWY 151/61
- Surrounded by public & private parking
- Stable midwestern market



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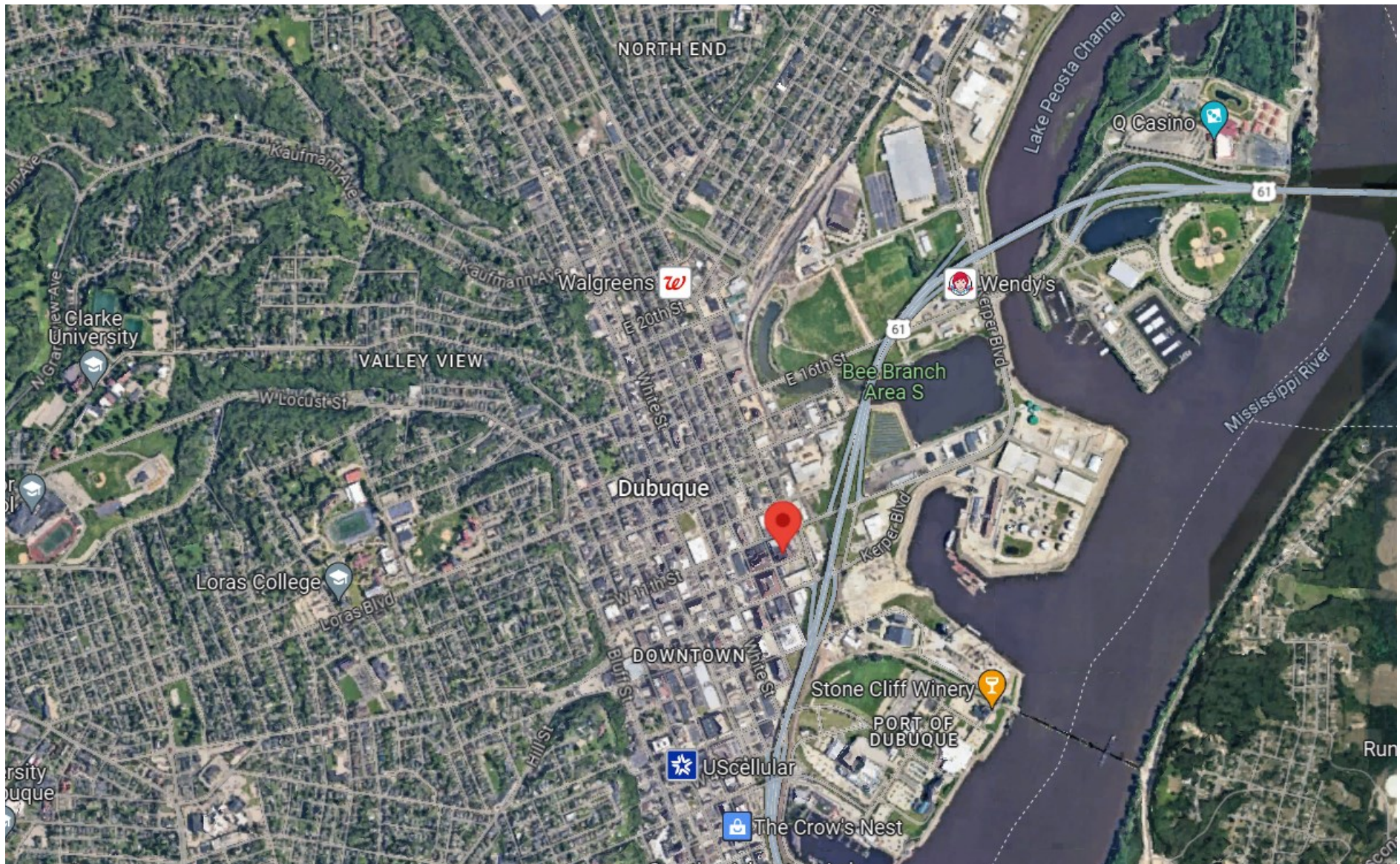
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AERIAL MAP



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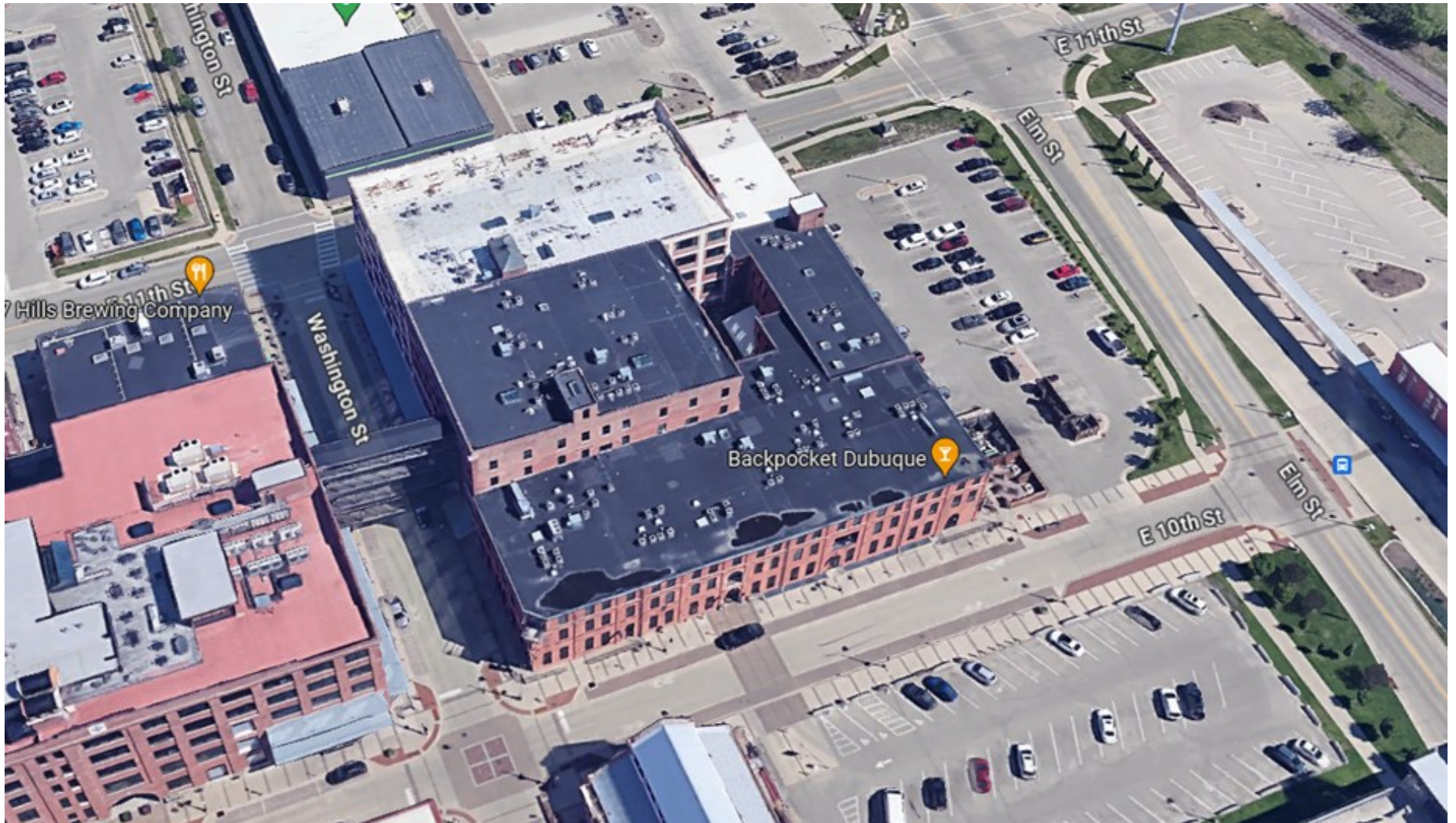
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THE PROPERTY



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DUBUQUE, IOWA MSA

Among the oldest settlements west of the Mississippi, Dubuque, IA has the distinction of being Iowa's first city and takes pride in being a "Masterpiece on the Mississippi"! With a re-developed riverfront and continuous public/private initiatives, Dubuque is a thriving mid-sized community in the heart of the midwestern states. With three private colleges, proximity to the Field of Dreams, two local casinos, shore excursion for American and Viking Mississippi River cruises, an expanse of art, history and geological & recreational attractions, Dubuque welcomes more than two-million visitors every year.

Distances From Dubuque

- Cedar Rapids, IA - 73 miles
- Des Moines, IA - 200 miles
- Chicago, IL - 170 miles
- Madison, WI - 93 miles
- Minneapolis/St. Paul, MN - 245 miles
- St. Louis, MO - 335 miles

Demographics At a Glance

- Population: 98, 677
- Labor Force: 60,300
- Median HH Income: \$74,495
- Dominant Tapestry: Set to Impress (43%)

Local Employers

- John Deere Dubuque Works
- Cottingham & Butler
- Heartland Financial



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DEMOGRAPHICS (10 MILE RADIUS)

Demographic Summary

333 E 10th St, Dubuque, Iowa, 52001 (10 miles)
 333 E 10th St, Dubuque, Iowa, 52001
 Ring of 10 miles

Prepared by Esri
 Latitude: 42.50449
 Longitude: -90.66273

DEMOGRAPHIC SUMMARY

333 E 10th St, Dubuque, Iowa, 52001
 Ring of 10 miles

KEY FACTS

90,250

Population



36,940

Households

41.0

Median Age

\$58,965

Median Disposable Income

EDUCATION

5.2%

No High School Diploma



32.1%

High School Graduate



28.3%

Some College/
Associate's Degree



34.5%

Bachelor's/Grad/ Prof Degree

INCOME



\$75,888

Median Household Income



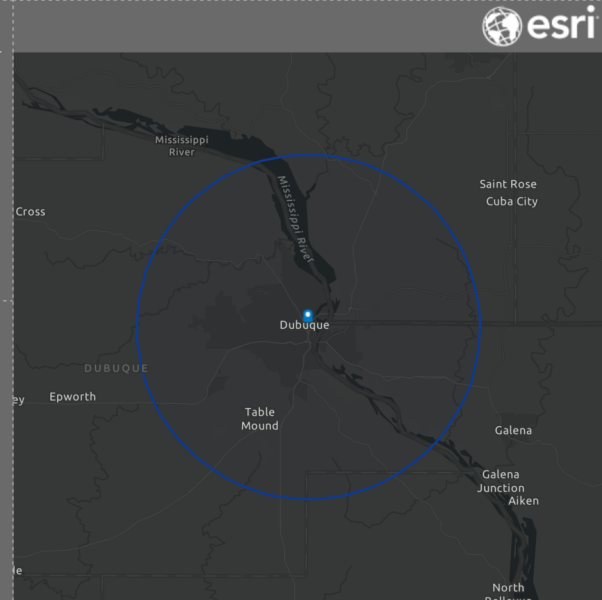
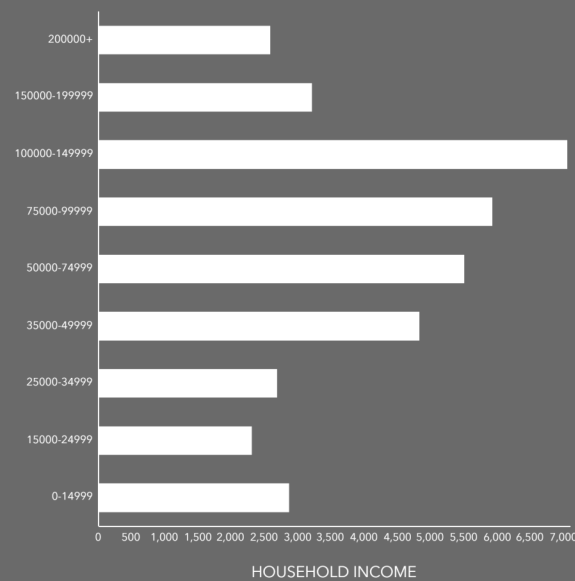
\$40,071

Per Capita Income



\$199,263

Median Net Worth



EMPLOYMENT



White Collar

63.2%



Blue Collar

23.3%



Services

16.3%

2.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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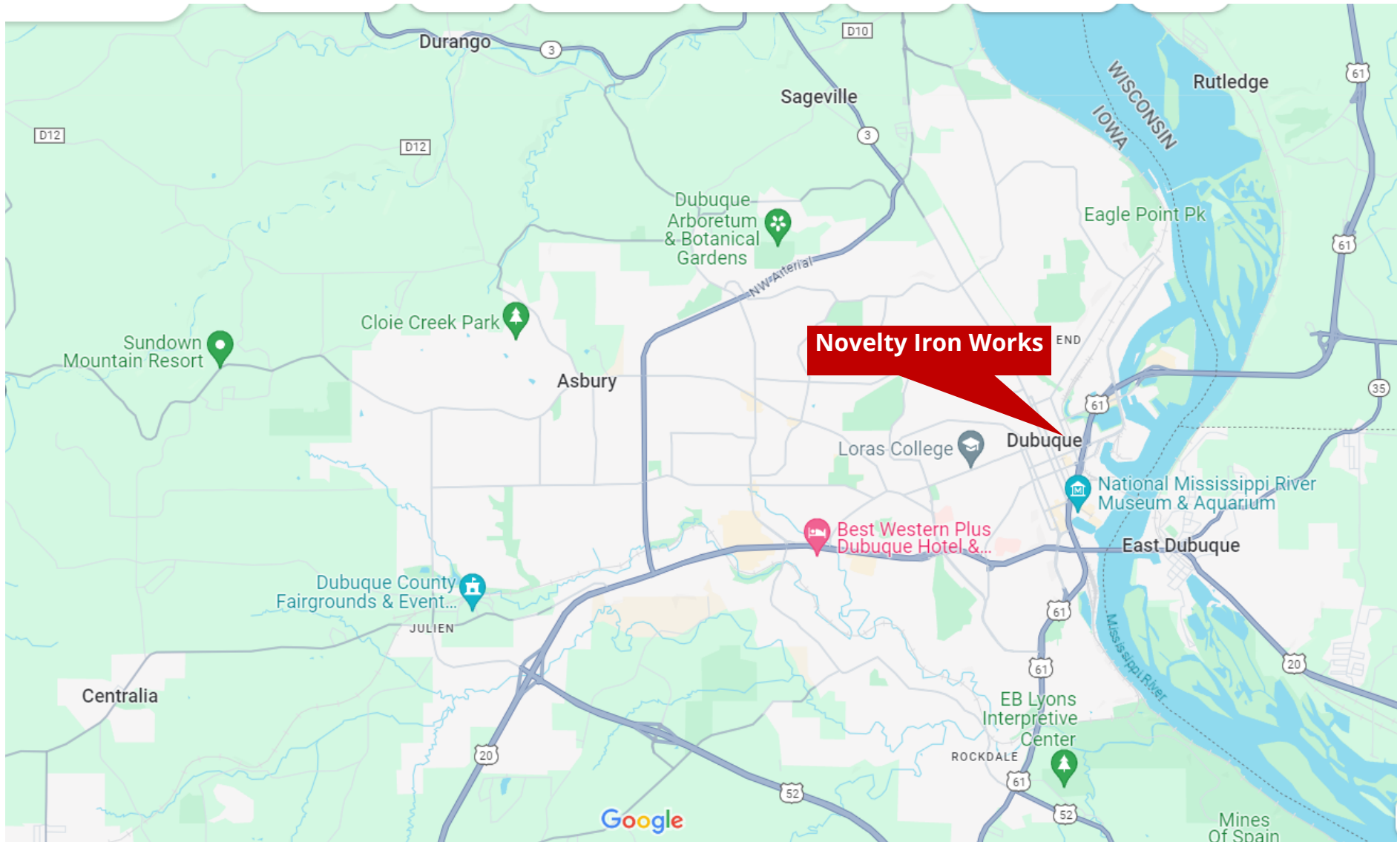
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CITY MAP



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BUILDING PHOTOS



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BUILDING PHOTOS



DIRECTORY



Food/Beverage & Entertainment:

Backpocket Taproom & Bytes.....	01
Backpocket Beercade.....	111
The Comedy Bar.....	116 & 117
Gary Dolphin's Iron Bar.....	03
Dolph's Courtyard.....	04
Cino's East Pizza.....	09 & 11
Millwork Ballroom.....	12
Novelty Ballroom.....	02
Event Sales Office.....	08
Restrooms.....	♿

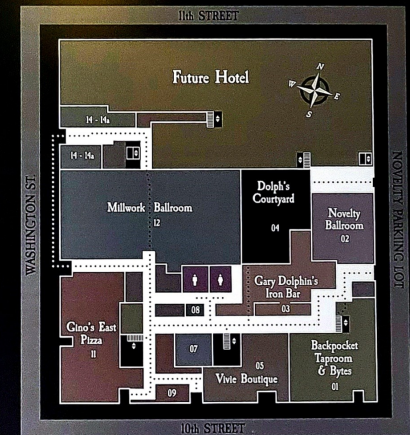
Retail & Services:

Vivie Boutique.....	05
Rustic Charm Décor Barn.....	07
The Consignment Store.....	14
Joey Wallis Photography.....	14a

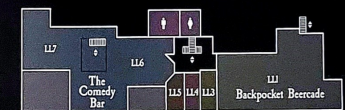
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UPPER LEVEL



LOWER LEVEL



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