

For Sale

5865 Saratoga Road
Asbury, Iowa

**BUILDING SIZE:**

11,600

LOT SIZE:

2.85 Acres

YEAR BUILT:

1992

PROPERTY TYPE:

Office/Retail; Development Site

CURRENT MIX:

11,600 sq. ft. Class B Office

2 acre +/- Lot with Drive-Up

Surface Lot with 76 Spaces

ADDRESS:

5865 Saratoga Road, Asbury, IA 52002

LOCATION:

Centrally located in Asbury, IA adjacent to the city park, services, schools and great access and visibility to Asbury Road (8500 VPD). Asbury, IA is established as a primary bedroom community on Dubuque's western border with continued ongoing expansion.

SUMMARY:

Two parcels are included as part of this offering. One parcel offers the existing Class B building with office buildout. The building has been very well maintained and updated with cosmetics allowing a turn-key opportunity for an office user. The adjacent parcel is approx. two acres with an 800 sq ft drive-up structure on a level lot ideal for development/redevelopment.

**Equity Real Estate Group**

1055 UNIVERSITY AVENUE
DUBUQUE, IOWA 52001

WWW.EQUITYDBQ.COM

Steve Davis, CCIM

Broker/Owner

563.542.3519
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Licensed in Iowa

OVERVIEW

The two- parcel accumulation offers a great opportunity for an office user or a developer with the ability to expand or re-develop the adjacent two-acre level lot. The 11,600 sq ft office has been very well maintained and updated and could be a turn-key solution for an office user. The building is sprinklered, includes an attached garage space and would be setup to easily demised into two spaces given the current plumbing and metering within the building.

PROPERTY HIGHLIGHTS

- Very well maintained 11,600 sq ft office
- Existing 800 sq ft drive-up with canopy
- Two-acre parcel level lot and ideal for redevelopment
- 76 Parking spaces in surface lot
- Multiple access points

PROPERTY SUMMARY

- Listed at \$2,340,000
- Offered as an accumulation of both parcels
- Year Built: 1992
- Lot Size: 2.85 Acres
- Zoned Commercial

LOCATION HIGHLIGHTS

- Centrally located in Asbury, Iowa
- Adjacent to City Park, Schools & Services
- Good visibility/access to Asbury Road (8500 VPD)
- Excellent residential volume & demographics
- One mile west of NW Arterial & Asbury Plaza



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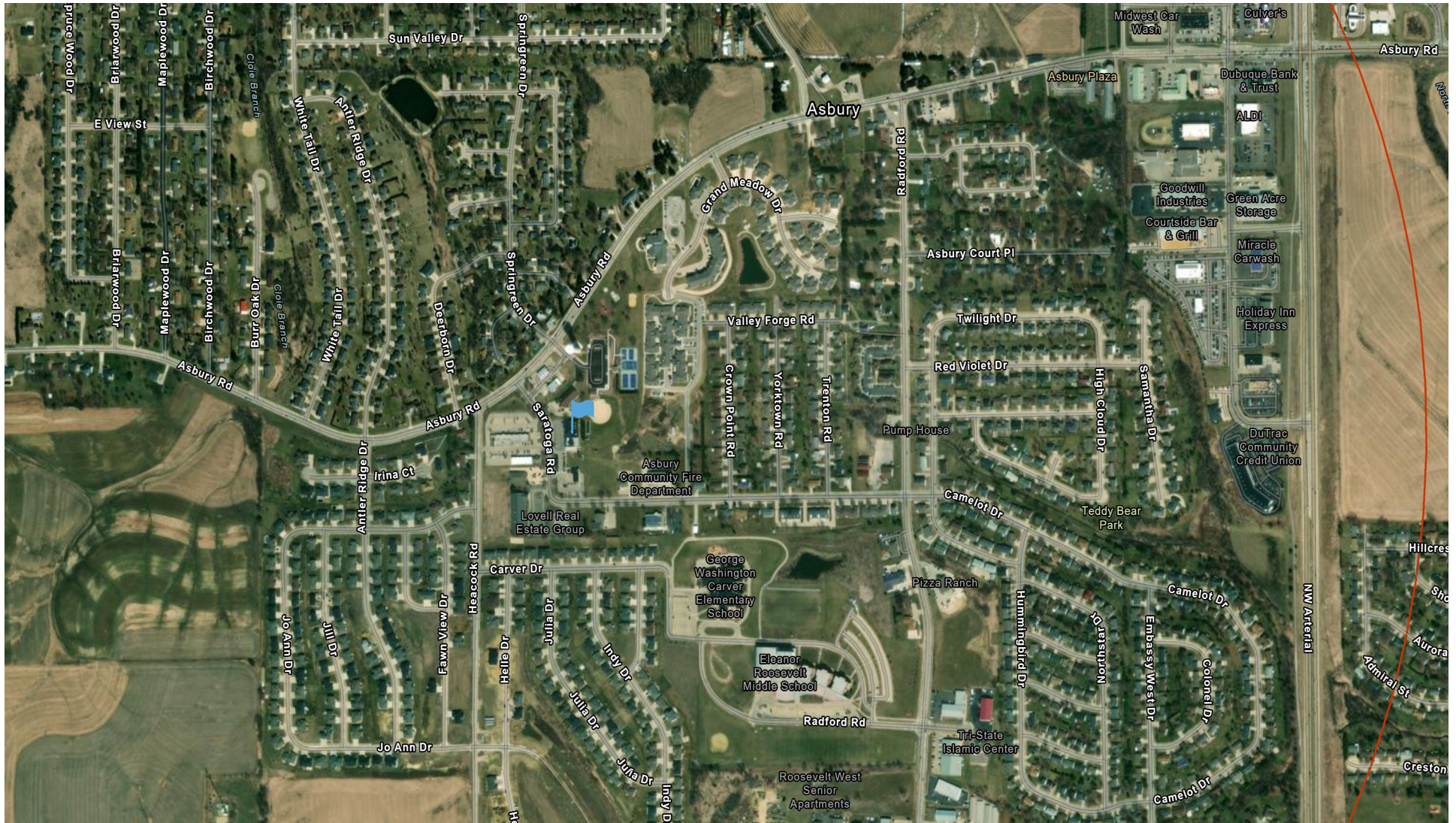
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AERIAL MAP



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THE PROPERTY



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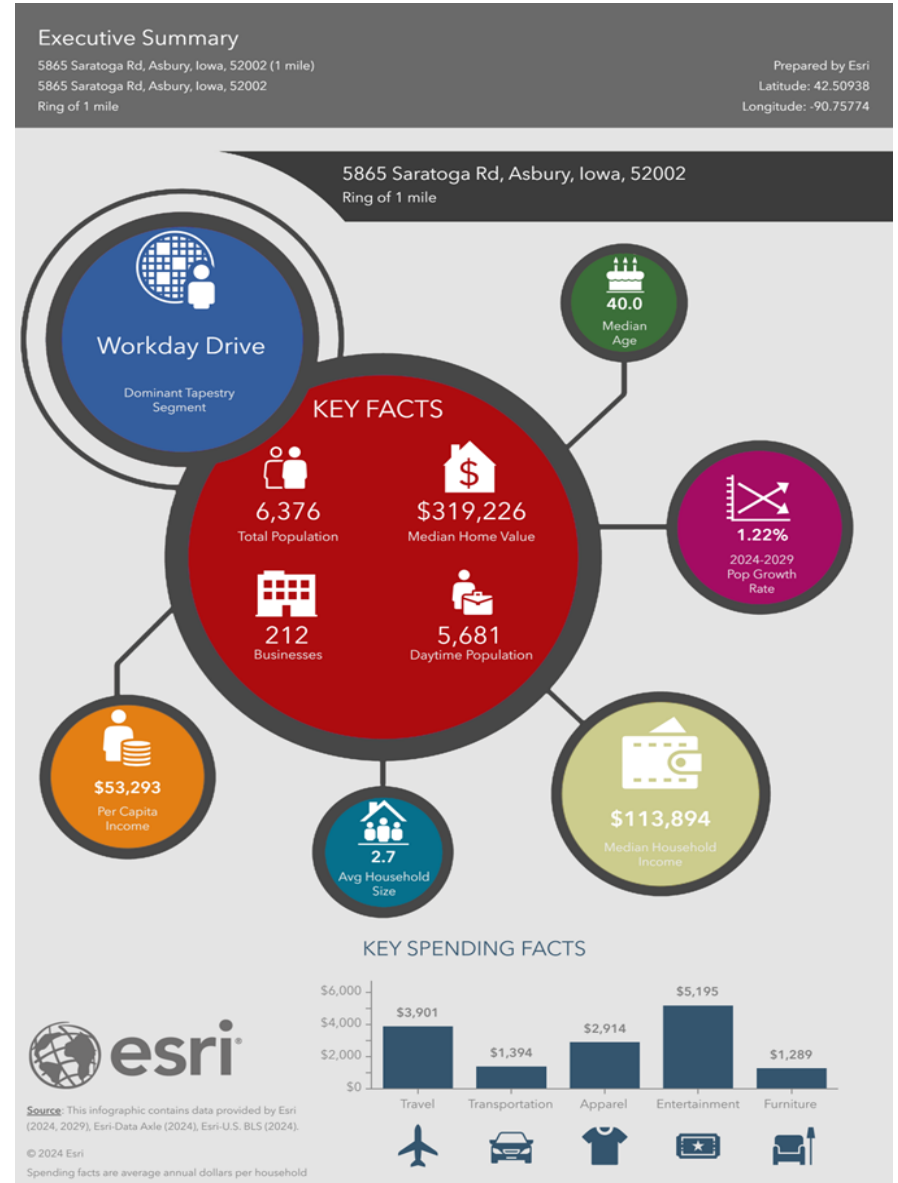
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DEMOGRAPHICS (ONE MILE RADIUS)



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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CITY MAP



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PROPERTY PHOTOS



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