

812 KEELER ST

Boone, IA 50036

**PROPERTY DESCRIPTION**

Whole building renovated Introducing 812 Keeler St, a historic gem in Boone, IA. This impressive 6,190 SF building, built in 1912, offers a mix of 6 units ideal for office and office building investors. Its INC zoning enhances its investment potential, and with 4 well-appointed 1-bedroom apartments and 2 retail office spaces on Main Street, this property presents a diverse income stream. Renovated to perfection, this property is ready to impress. Don't miss out on this unique opportunity to own a piece of Boone's history.

PROPERTY HIGHLIGHTS

- 6,190 SF building with historic charm
- 6 units offering diverse income potential
- Built in 1912, adding to its unique appeal
- Zoned INC for versatile use
- Ideal for office and office building investors
- 4 thoughtfully designed 1-bedroom apartments

OFFERING SUMMARY

Sale Price:	\$630,000.00
Apartments - 4 Retail office - 2	
Lot Size:	5,224 SF
Building Size:	6,190 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	204	1,252	3,696
Total Population	454	2,803	8,377
Average HH Income	\$88,407	\$88,151	\$91,524

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN

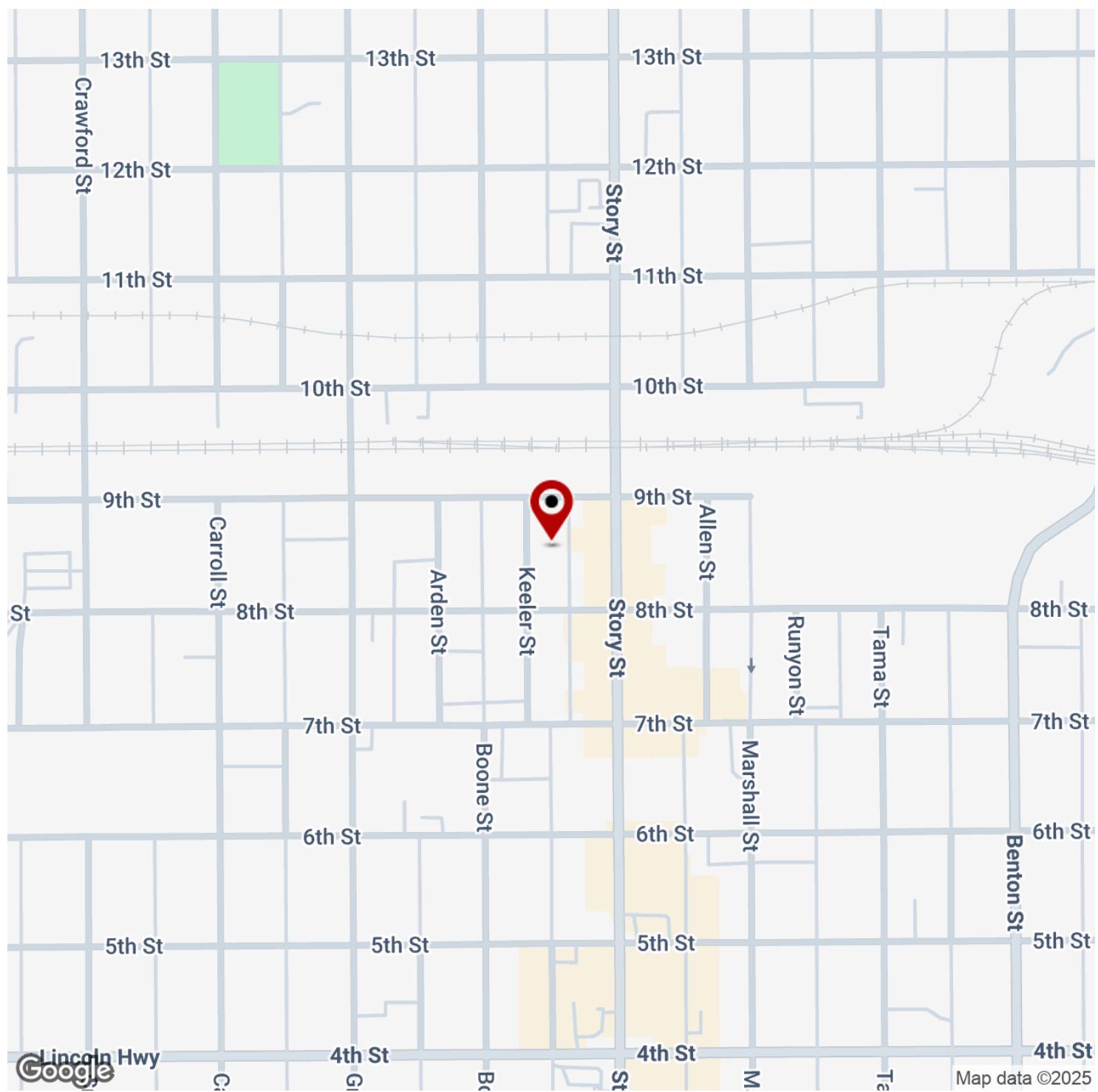
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4001 Westown Parkway
West Des Moines, IA 50266

OFFICE FOR SALE

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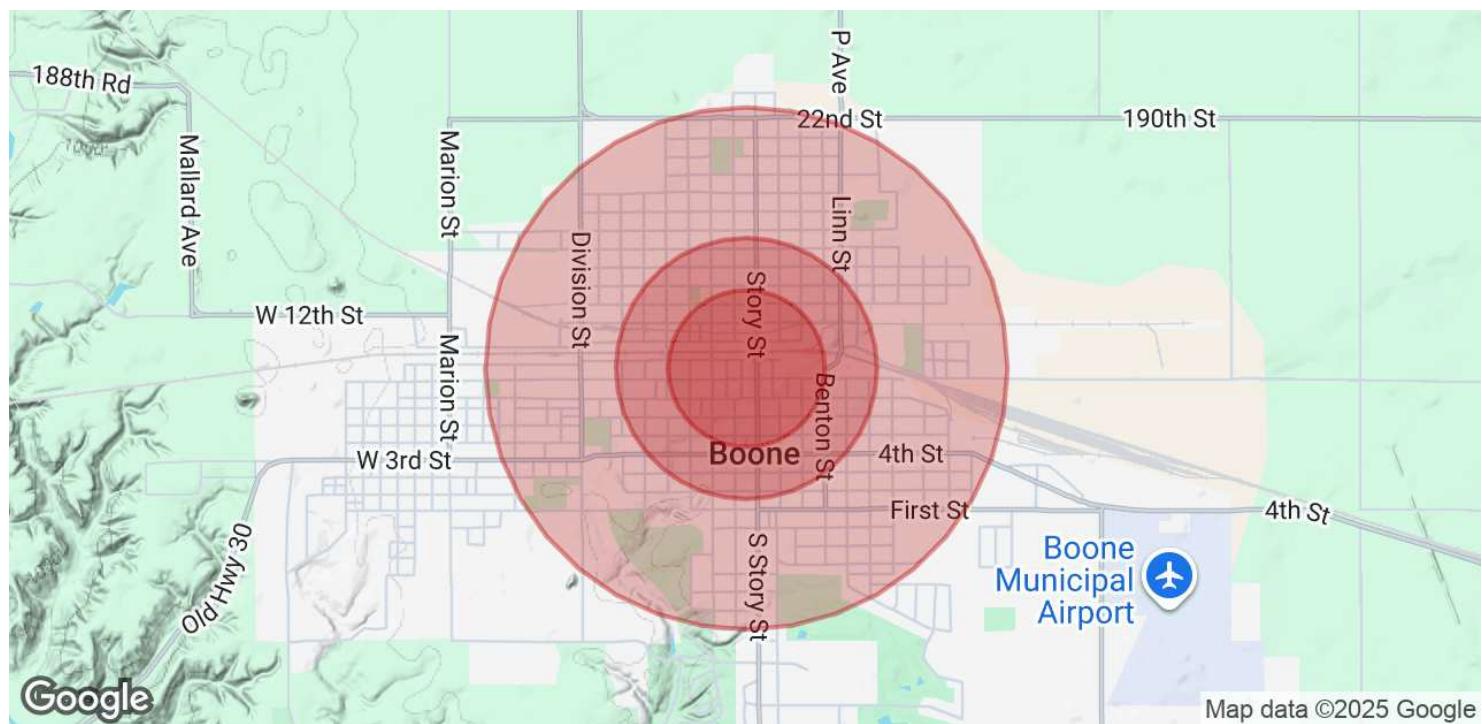
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Each Office Independently Owned and Operated

OFFICE FOR SALE

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	454	2,803	8,377
Average Age	40	40	41
Average Age (Male)	40	39	40
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	204	1,252	3,696
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$88,407	\$88,151	\$91,524
Average House Value	\$180,169	\$174,267	\$183,130

Demographics data derived from AlphaMap

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