

1803 S Center St

1803 S Center St, Marshalltown, IA 50158



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Premier Real Estate

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1803 S Center St

\$499,900

Owner will consider contract sale or lease!

Prime Drive-Thru Location – High Visibility on Center St!

Take advantage of this rare drive-thru opportunity in a high-traffic, south-central location surrounded by well-known neighbors such as Jimmy John's, Scooter's Coffee, a medical clinic, and U-Haul. Situated on a corner lot with excellent visibility from Center St/Hwy 14 Business—Marshalltown's primary north-south arterial—this site offers unbeatable exposure and accessibility.

The building was rebuilt and expanded in 2022, featuring a modern layout that includes a drive-thru lane, walk-up service window, and exterior seating—perfect for quick-service or specialty concepts.

Additional features include:

Ansul hood fire suppression system

Grease trap

Flexible layout for a variety of food and beverage uses

Whether you're looking to launch a new venture or expand your brand, this turnkey property is ready for your vision.

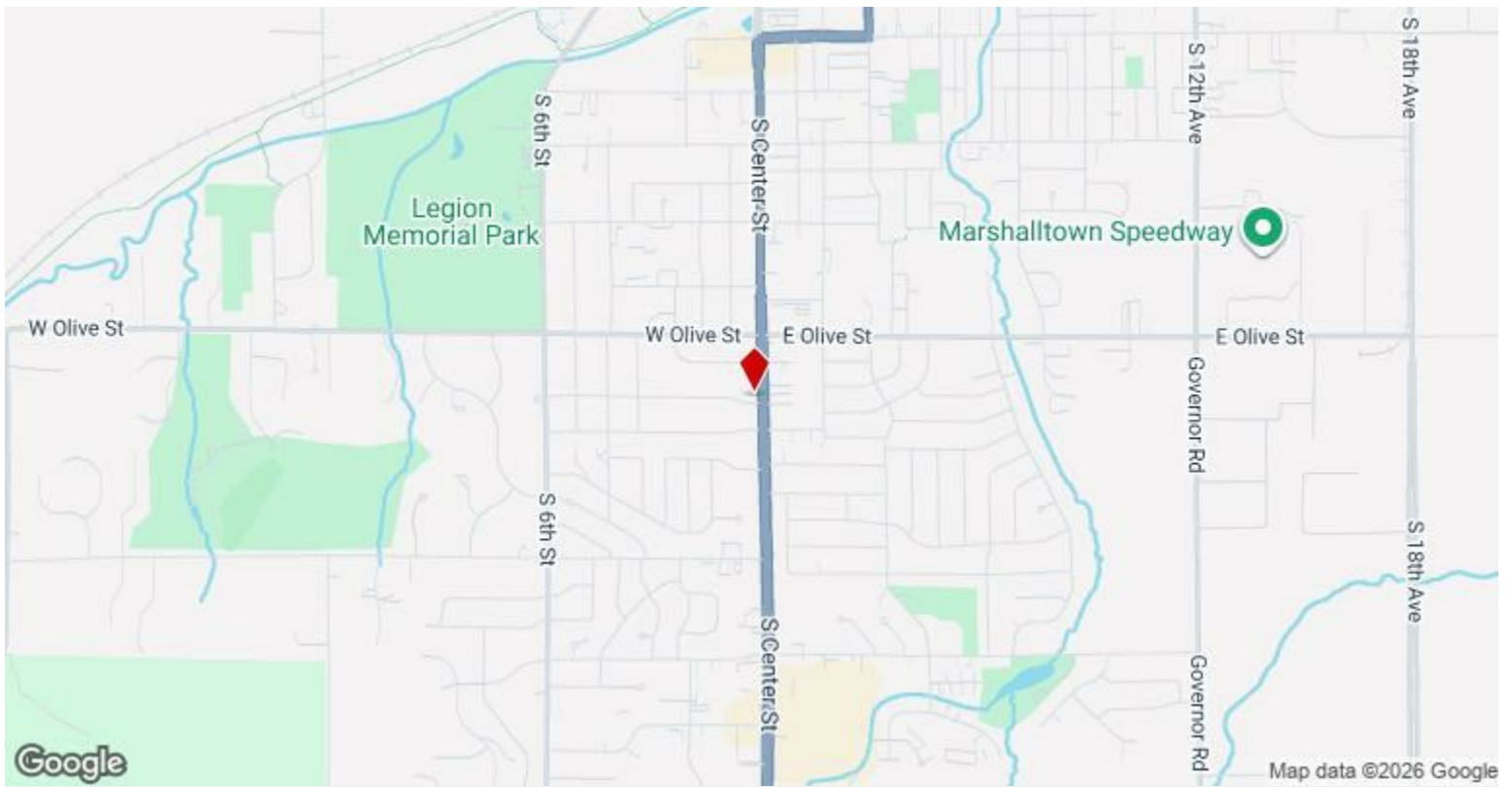
Call today for more information or to schedule a private showing!...

- high traffic street
- corner lot
- built 2022

Price:	\$499,900
Property Type:	Retail
Property Subtype:	Restaurant
Sale Type:	Investment or Owner User
Lot Size:	0.38 AC
Gross Building Area:	644 SF
Sale Conditions:	Lease Option
No. Stories:	1
Year Built:	1954
Tenancy:	Single
Parking Ratio:	24.84/1,000 SF
Zoning Description:	commercial
APN / Parcel ID:	8318-02-327-026
Walk Score ®:	30 (Somewhat friendly)
Transit Score ®:	20 (Somewhat friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
The Freez	-	



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