

**APPRAISAL REPORT \***



**MLS #** 20261011  
**County** Jones  
**Type** Office/Retail  
**Address** 630 S Main Street  
**Unit #**  
**City** Monticello  
**State** IA  
**Price** \$300,000

**Buyers Name**  
**Class** COMMERCIAL  
**Closed Price**  
**Closing Date**  
**Contract Date**  
**Days On Market** 1  
**CDOM** 1

Concessions Comments

**PropNM/Sub**  
**Parcel #/Tax ID** 0227153011  
**Listing Date** 3/12/2026

**List Agt Name** Michael McDonough  
**List Agt Ph** CELL: 319-480-0303  
**Sell Agt Name**  
**Sell Agt Ph**

**MULTI-FAMILY                      OFFICE                      RETAIL                      UNDEVELOPED**

**Ls/Mo** \$0  
**Ls/SF**  
**LseType** None

**YrBlt** 1986  
**AvISF** 2,496  
**PrkSp**  
**Garage**

**INDUSTRIAL**

**Fenced**  
**TOE** \$0  
**NOI** 0  
**IncPAH** Actual  
**ExpPAH** Actual

**TotSF** 2,496

**FEATURES**

**SALE/LEASE INCLUDES** Land, Building  
**LOCATION** Neighborhood  
**FRONTAGE/ACCESS** Paved 2 Lane, State Road  
**HEATING** Forced Air, Gas  
**COOLING** Central  
**WALL CONSTRUCTION** Masonry  
**FLOOR CONSTRUCTION** Tile/Vinyl, Carpeted  
**ROOF CONSTRUCTION** Comp Shingle  
**EXTERIOR FINISH** Stucco  
**TERMS/LEASE** N/A  
**SEWER** City Sewer  
**OWNER PAYS** N/A  
**TENANT PAYS** N/A  
**OWNERSHIP** LL Corp  
**INSULATION** Unknown

**BUILDING DESCRIPTION** Free Standing, 1 Story, Basement  
**TAX INCENTIVE** None  
**POSSIBLE FINANCING** Cash Convention  
**SHOWING INSTRUCTIONS** Appointment Only, Call Listing Agent  
**AMENITIES** Fiber Optics, Wireless Internet  
**POTENTIAL USE** Office, Retail  
**EASEMENTS/RESTRICTIONS** Unknown  
**UTILITIES ONSITE** Electric, Gas, Water, Sewer, Phone, Fiber Optics  
**POSSESSION** At Closing

**AvMW** 0  
**OffSF** 2,496  
**DIDrs** 0  
**DkDrs** 0  
**RIDrs** 0  
**GOI** \$0

**PUBLIC REMARKS / DIRECTIONS**

**Public Remarks** Versatile Space for Medical Practice, Office, or Retail This spacious commercial building offers over 2,300 square feet of flexible layout, currently utilized as a dental practice but easily adaptable for office or retail use. An impressive foyer and welcoming reception area make a strong first impression for clients and visitors. Enjoy plentiful parking for staff and guests, making access convenient for all. Recent upgrades include a

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**Price** \$300,000  
**Acres** 0.3400  
**Address** 630 S Main Street  
**Unit #**  
**City** Monticello  
**State** IA  
**Zip** 52310

**Status** ACTIVE  
**Type** Office/Retail  
**How Sold**  
**Closed Price**  
**Closing Date**

### INDUSTRIAL

**Total Bldg SqFt** 2,496

**Available Office SqFt** 2,496  
**Gross Operating Income** \$0

### UNDEVELOPED

### OFFICE

**Year Built** 1986

**Total Available SqFt** 2,496

**Parking Spaces Alloctd**  
**Garages Y/N**

**Gross Operating Exp** \$0  
**Net Operating Inc** 0  
**Income Proj/Act/Hist** Actual  
**Expenses Proj/Act/Hist** Actual

### MULTI-FAMILY

### RETAIL

**Lease \$/Month** \$0  
**Lease \$/SqFt**  
**Lease Type** None

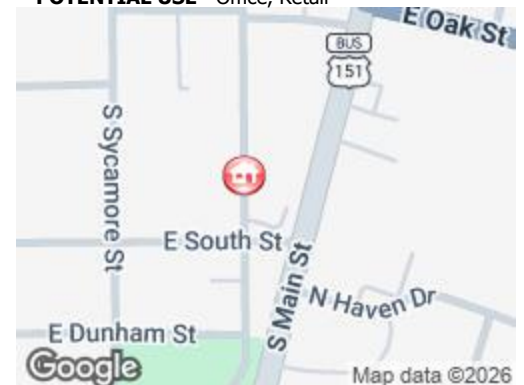
### FEATURES

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**POTENTIAL USE** Office, Retail

### Area

**MLS Area** Jones  
**Region**  
**Zoning** C

**Agent** Michael McDonough  
**Office** McDonough Real Estate  
**Phone** CELL: 319-480-0303  
**Email** michael-52310@hotmail.com  
**List Agent** Michael McDonough  
**List Office** McDonough Real Estate



### Public Remarks

Versatile Space for Medical Practice, Office, or Retail This spacious commercial building offers over 2,300 square feet of flexible layout, currently utilized as a dental practice but easily adaptable for office or retail use. An impressive foyer and welcoming reception area make a strong first impression for clients and visitors. Enjoy plentiful parking for staff and guests, making access convenient for all. Recent upgrades include a new furnace and central air, ensuring comfort year-round. The property features multiple rooms with water access in each, a private office, and a break room. There are three bathrooms—one with a shower—for added convenience. The basement provides extensive storage and an additional room that could serve as an office or

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**Commercial**