



THE GASSER BUILDING

Waterloo, Iowa 50702



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EXECUTIVE SUMMARY

- The Gasser Building
- 632 Sycamore Street, Waterloo, Iowa 50703
- Type: Mixed-Use
- 3 Apartments
- 3 Commercial Units
- Downtown Waterloo in the Opportunity Zone
- (2) Units with (2) Bedrooms / (2) Bathrooms
- (1) Unit with (2) Bedrooms / (1) Bathroom
- (+/-) 1,500 SF / Commercial Unit



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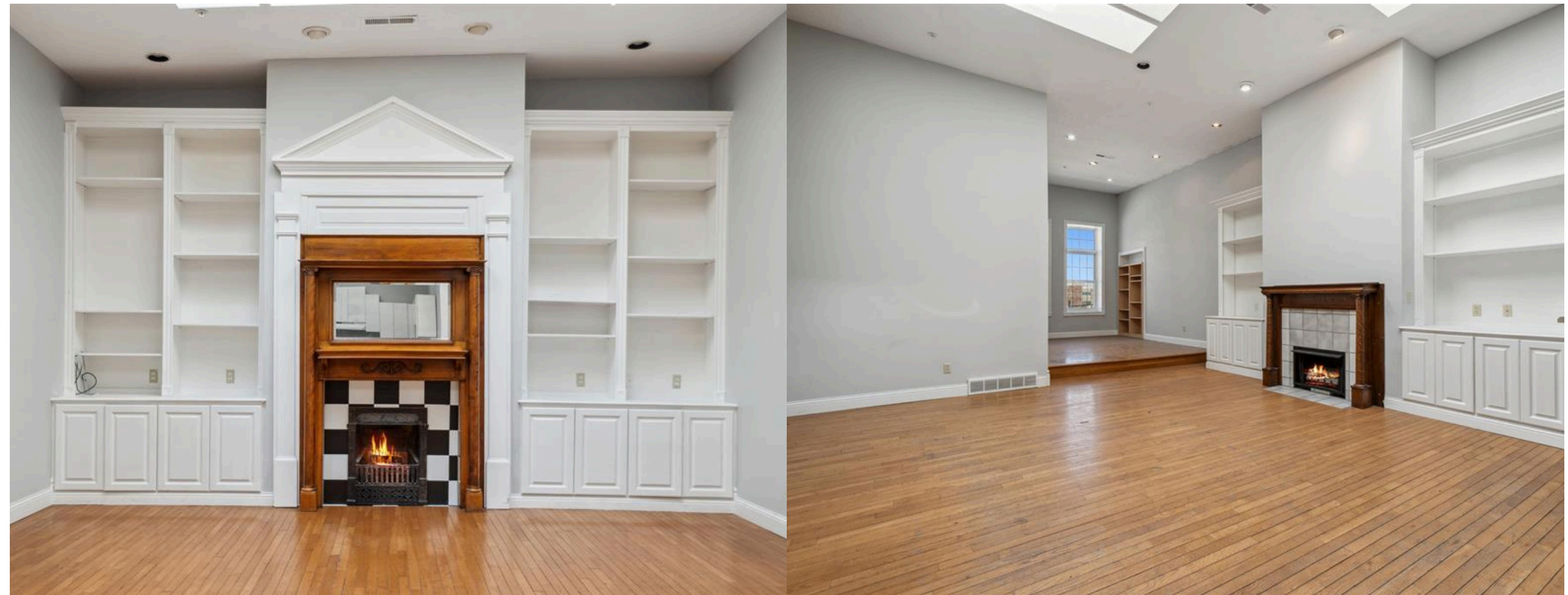
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PROPERTY DESCRIPTION

Welcome to the Gasser Building! Offering a unique blend of commercial and residential opportunities. This 9,344 SF building sits on .18 acres in the heart of downtown Waterloo. The building features (3) commercial units and (3) residential units. The commercial suites are roughly (+/-) 1,500 SF featuring historical touches throughout. One unit is currently leased and two units are ready to be white-boxed and re-leased. The three residential units include a mix of floorplans: Two units with (2) bedrooms and (2) bathrooms, and one unit with (2) bedrooms and (1) bathroom. Each unit features a beautiful historic fireplace, an in-unit washer and dryer, and original hardwood flooring throughout. The building's central location provides easy access to local amenities, making it an ideal spot for tenants seeking visibility, foot traffic, and proximity to a surplus of retailers and restaurants. The property is located in the Downtown TIF district and opportunity zone with incentives available. With its rich history and modern upgrades, the Gasser Building presents a rare opportunity for a viable restoration project for the commercial units, and cash-flow on the residential units.



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LOCATION OVERVIEW

632 Sycamore Street is positioned in the heart of Downtown Waterloo, a growing hub for business, culture, and community activity. The property benefits from excellent visibility and accessibility, with close proximity to major thoroughfares, public transit, and ample downtown parking options. Within walking distance, tenants and visitors can enjoy a vibrant mix of restaurants, coffee shops, breweries, retail boutiques, and professional services. The location is also surrounded by key landmarks such as the RiverLoop Amphitheatre, Phelps Youth Pavilion, and the Waterloo Center for the Arts, adding to the area's strong daytime and evening traffic. With a steady stream of downtown redevelopment projects and an active business community, this location offers both convenience and long-term growth potential for any user.



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