

For Sale

19,902 SF | \$875,000  
Mixed-Use Property



## 546 W 2nd St

Webster City, Iowa 50595

### Property Overview

Mixed-Use Retail and Apartment Building consisting of 11 apartments, 2 retail units and a basement storage unit.

Significant Investment into the property. Now stabilized and producing an annual NOI at \$72,554.

Implemented a RUBS system for gas, water, and trash reimbursement, which has significantly reduced utility exposure and improved operating efficiency.

Located in the heart of Webster City, IA on the downtown main street.



### For More Information

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<b>Property Type</b>	Mixed-Use
<b>Property Subtype</b>	Retail and Multifamily
<b>Building Size</b>	19,902 SF
<b>Lot Size</b>	10,893 SF
<b>Year Built</b>	1915
<b>Year Last Renovated</b>	2026
<b>Number of Floors</b>	2
<b>Number of Buildings</b>	1

- Recent capital improvements include:
- Tuck-pointing and masonry repairs throughout the exterior facade
- Replacement of the roofing late last year.
- Replacement of all above grade domestic plumbing lines with new PEX piping.
- Replacement of the main storefront RTU with a new packaged heating/cooling unit.
- Replacement of the convenience store furnace and AC unit.
- Installation of new gutters.
- Replacement of approximately 40% of the apartment appliances.
- Installation of operational security cameras throughout the property.
- Installation of key fob mag-lock access systems at the apartment entries (currently installed but not activated).
- Addition of extra coin laundry machines in the laundry area.
- Replacement of three apartment furnaces.

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