



Building Type:	Office, Other, Retail
Available SF:	780
Total SF:	780
Number of Stories:	1
Expandable:	No
Site Size:	0.22 Acres
Year Built:	1963
Can Subdivide:	No
Within City Limits:	Yes
Lease Terms:	Modified Gross
Lease Rate Note:	\$1,500 Per Month
Last Updated:	Sep 27, 2021

Economic Development Contact

Mark Seckman
Marion Economic Development Corporation
1107 7th Avenue, Suite 201
Marion, IA 52302
(319) 743-4729 | mark@medcoiowa.org

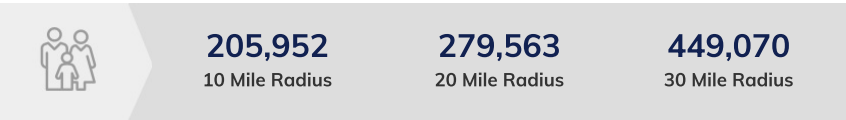
Realtor/Owner Contact

Jeremy Tipton
NAI Iowa Realty Commercial
319-551-2079 | jtipton@iowarealty.com

Property and Area Description

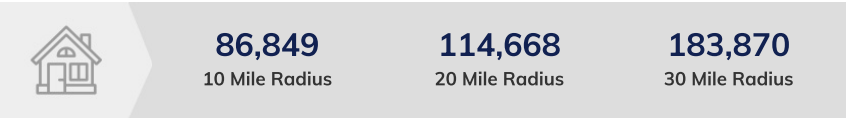
This property has a large reception area, two private office and large back parking lot. The building is located on the corner of 7th Avenue and 3rd Street, across from Wells Fargo. The building is highly visible with average traffic counts over 28,300 vehicles per day.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Alliant Energy
Natural Gas: MidAmerican Energy
Water: City of Marion
Sewer: City of Marion

Property Images





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