

5865 Saratoga Rd
5865 Saratoga Rd | Asbury, IA | US | Dubuque County
Available SF: 11,600 | Sale Price: \$1,900,000



Building Type:	Office, Retail
Available SF:	11,600
Total SF:	11,600
Zoning:	C
Year Built:	1992
Sale Price:	\$1,900,000
Last Updated:	Sep 10, 2025

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

Now available for purchase is a dynamic commercial property immersed in the heart of Asbury, Iowa. This property offers an 11,600 sq ft building with existing office build out and great visibility and access adjacent to the city park. The building has been very well maintained and updated to include MEP and finishes (carpet, walls, ceiling tiles are all in really great shape). The current office buildout includes private offices, small meeting spaces, larger conference rooms, generous reception area, restrooms, breakroom along with open workspaces. The turn-key space could easily allow for the next user with a simple rebranding. Alternatively, the layout would also allow for the space to be divided into multiple units with some plumbing and metering already being in place and multiple egress doors. Garage space with overhead door is a bonus. The adjacent 2-acre parcel is also available for purchase in conjunction with the existing building. That parcel includes a former drive-up building with awning and has a flat grade and zoning for many potential uses. The structure itself has a restroom and canopy in good condition if the new owner desires to make use of the existing improvement. The site would be ideal for redevelopment with excellent proximity to the schools, city park, and the 8500 VPD Asbury Road connector. Inquire about the terms of a bundled sale. The property is located one-mile west of the NW Arterial and Asbury Plaza. Asbury is home to significant residential growth on the west side of the Dubuque metro area and the surrounding demographics offer exceptional median incomes, home values and consist largely of young, growing families.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

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