

AVAILABLE PROPERTY



2,400 SQ FEET

107 High Avenue West

14' Ceilings

- Newly Restored Facade
- Charming Late Victorian Italianate Architecture
- No Interior Load Bearing Walls
- Grey Box Interior
- Largely Intact Tin Ceilings
- 1 Restroom
- Basement Storage

Upper Story Housing Potential with Separate Entrance

- On-Street Parking
- Ample Off-Street Parking Nearby
- Rear Alley Access

Located within the Main Street & Downtown Historic Districts

Sale/Lease Terms
Negotiable



107 High Avenue West, also known as the “Brewster Building” is a unique space with lots of character, ready for the right business.

Located just one block off the square, this building is in a high traffic part of downtown Oskaloosa in the heart of the Main Street and Central Business Districts. Lots of natural foot traffic is created by growing upper story housing and the neighboring Urban Park, with basketball courts, skate/bike park, and gazebo.

Owner: Linda Crookham-Hansen, Oskaloosa Downtown Development Group 641-673-0411 | linda.crookham-hansen@musco.com

AVAILABLE PROPERTY



2,400 SQ FEET

CANOPY [80]

4
ADDN 1 [800]
40
20
BLDG 1 [1600]
80
4



115 High Avenue West, commonly referred to as the “Broken Spoke” building, is a unique space, with lots of character, ready for the right business.

Located just one block off the square, this building is in a high traffic part of downtown Oskaloosa in the heart of the Main Street and Historic Districts. Lots of natural foot traffic is created by growing upper story housing and the neighboring Urban Park with basketball courts, skate/bike park, and gazebo.

There is ample on and off street parking, with several parking lots within one block. Easy access through the rear and side alleys is available.

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115 High Avenue West

- 14' Ceilings
- Drop Ceilings that Cover Original Tin
- Newly Restored Facade
- Interior Updates Needed

Upper Story Housing Potential with Shared Entrance to Neighboring Building

- On-Street Parking
- Ample Off-Street Parking Nearby
- Rear Alley Access

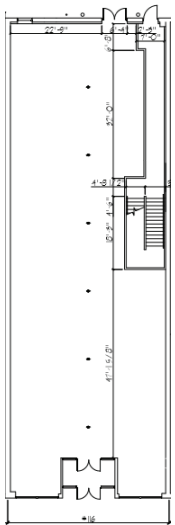
Located within the Main Street & Downtown Historic Districts

Sale/Lease Terms
Negotiable

AVAILABLE PROPERTY



4,300 SQ FEET



116 High Avenue West

14' Ceilings
Newly Renovated Building
Code Compliant for Today's Standards
3 Phase Electric
White-Box Interior

Sprinkler & Monitored Fire System
6, 1 BR Apartments, Potential for More

Exterior Access to "The Alley" (pictured left)
3 Hour On-Street Parking
Ample Off-Street Parking Nearby

Located within the Main Street & Downtown
Historic Districts

Sale/Lease Terms
Negotiable
\$6.50-\$11/SQ FT

116 High Avenue West, also known as the "Trolley Place" building is situated one block off the town square, home of the Mahaska County Courthouse and community gathering spot. Located in the hub for retail, service, and restaurant businesses.

The space has been revitalized as a \$7M quarter block historic preservation, leaving an opportunity for the right business. Growing upper story housing and adjacent businesses make for lots of natural foot traffic.

Street Parking is available and the building is located within one block of three free downtown parking lots.

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Oskaloosa Main Street
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AVAILABLE PROPERTY



1ST FLOOR 4,800 SQ FEET



BLDG 1
[4800]

120

40



208 1st Avenue East

14' Ceilings
Newly Restored Facade & Interior
Code Compliant for Today's Standards

1 Bathroom
3 Phase, 200 Amp Panel Electric
Sprinkler & Monitored Fire System
4, 2 BR Upper Story Apartments (see rear)

Ample On-Street Parking
Off-Street, Free Parking within 2-3 Blocks
Rear Alley Access

Located within the Main Street & Downtown
Historic Districts

Sale/Lease Terms

Negotiable
\$6.50-\$11/SQ FT
Sale of Building - Make Offer

208 1st Avenue East, or the "McMillen" building was pulled from the ashes of a fire in 2015. The restoration won the Main Street Iowa 2018 Best New Construction/Infill Project Award. Today it houses a 4,800 square foot space with lots of natural light. Space available for outdoor seating. 4 upper story, 2 bedroom apartments, which are fully rented.

Located just one block east of square in the heart of the Central Business District, there is ample on street parking, with several free public parking lots within 2-3 blocks, and easy access through the rear alley.

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AVAILABLE PROPERTY



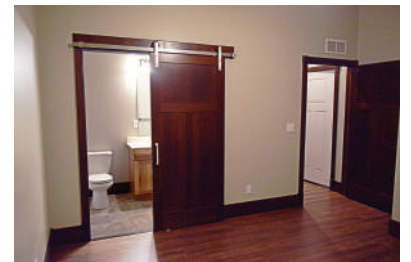
208 1st Avenue East Cont.

2ND FLOOR 4,800 SQ FEET



The four, newly renovated upper story apartments above 208 1st Avenue East provide both regular foot traffic for any first floor business, and a regular income to the building owner.

All four apartments are fitted with new appliances. Each space features some combination of exposed brick, warm wood, and modern fixtures for an overall cozy-chic, downtown living experience. All apartments feature two bedrooms and at least one bathroom. Two of the four spaces have a second bathroom. The four market rate apartments' monthly rent includes water, trash/recycling, basic cable, and high speed internet.



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