

**808 4th St NE**  
Hampton, IA 50441

**CENTURY 21**  
Preferred

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**MLS# 260282**



**\$649,000**

**4,500 Sqft**

Professional Office Building with Turn-Key Fitness Center - Investment Opportunity. Built in 2005, this well-maintained, office building offers a rare investment opportunity with multiple income streams. The property features three private offices, a conference room ideal for small group meetings, a storage room w/ kitchenette, and reception area. A shared entry foyer provides separate entrances for each unit. A standout feature is the fully operational, established fitness center, generating guaranteed monthly income. Equipped with commercial-grade fitness equipment (full inventory available upon request), a wireless music system, and 24-hour keyless entry for members. Thriving membership base, strong recurring revenue, and a proven track record of profitability, the fitness center is truly turn-key-perfect for investors or fitness professionals. Additional value is provided by an on-site tanning business and the potential for lease income from the three professional office spaces.



**Roger Flieth**

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Century 21 Preferred

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For full listing details, please scan:

