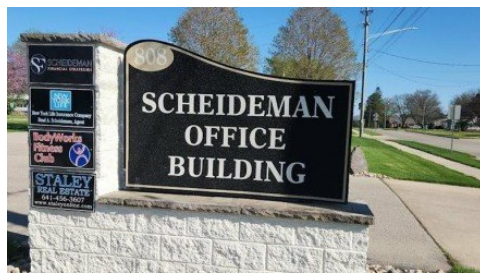


808 4th NE
Hampton, IA 50441

CENTURY 21
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MLS# 260531



\$529,000

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 south suite 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. The North Unit, currently a Fitness Center, but could be utilized for many potential options. This 2800 sq. ft North Unit features 2 Large Open Multi-purpose areas with high ceilings, 2 bathrooms, Shower room, and storage room. Could be a great Office/Conference Center, Professional Offices, Medical, or even subdivide to have even more units! 2 ways to Purchase. Purchase the whole property without the Fitness Center Business for \$529,000.00. Or purchase the whole property with the Fitness Center Business Included for \$599,000, See MLS Listing #260282 for details.



Roger Flieth

Phone: (641) 420-5635

Century 21 Preferred

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For full listing details, please scan:

