

ONLINE AUCTION

JASPER COUNTY • NEWTON, IOWA



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

COMMERCIAL REAL ESTATE



BIRKENHOLZ REALTY

Online Bidding Ends:

**WEDNESDAY
OCTOBER 26, 2022
10:00 AM**

1801AUCTION.COM

12,000 SF+/-



1801 N 13TH AVE E, NEWTON, IOWA 50208

This property boasts rental income and great investment potential.

13% CAP RATE

Opening Bid of \$399,999 meets the reserve

HIGHLIGHTS:

- Investment Potential
- Long-Term Tenants
- Average 5-year income is \$72,860.40/year
- Average 5-year expense is \$20,487.80/year

With a bid of \$400,000 you are looking at a 5-year average CAP Rate of 13.09% per year

With a bid of \$500,000 you are looking at a 5-year average CAP Rate of 10.47% per year

With a bid of \$600,000 you are looking at a 5-year average CAP Rate of 8.72% per year

*Potential of a better rate of return with no vacancy

LOCATION:

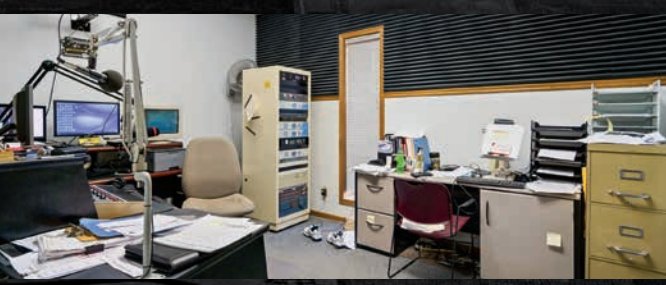
Newton Business Park location. Good location for office, service, or commercial use.

SIZE:

12,000 SF+/- metal commercial building.

ZONING:

1-L; Light Industrial District.



DAVID & ANN WHITAKER

Whitaker Marketing Group

info@wmgauction.com

(515) 460-0255 • (515) 460-8585

RICHARD BOGGESS

Birkenholz Realty

dickbre@iowatelecom.net

(641) 792-2258 • (641) 521-3378

MORE INFO, VIRTUAL TOUR, & ONLINE BIDDING AT

1801AUCTION.COM