

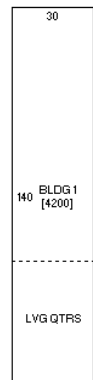
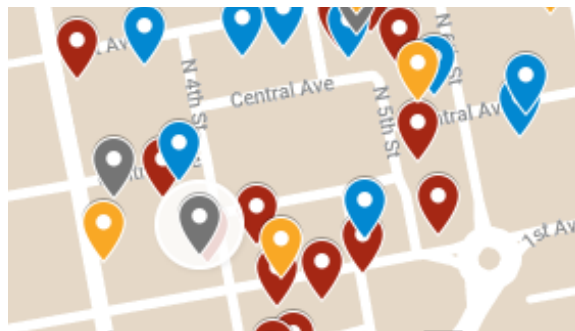


OFFERED AT
\$130,000

AVAILABLE SPACES

320 1st Ave S

4,000 SQ-FT



- 1 Story
- Warehouse Space
- Updated HVAC
- Built: 1915

This unfinished warehouse space has a garage door and a front office, perfect for a service business or a spacious office building. New furnace and A/C. Willing to lease or sell.

Contact: John Daniel
For Sale by Owner (515) 571-9519



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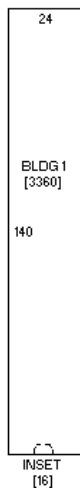


OFFERED AT
TBD

AVAILABLE SPACES

1101 Central Ave

10,080 SQ-FT



- 3 Stories
- Multiple Opportunities
- A/C
- Built: 1916

9 apartments, 2 storage spaces, 2 commercial spaces: 1 current restaurant, 1 vacant pub

Contact: Rick Thompson
For Sale by Owner | (515) 570-5180



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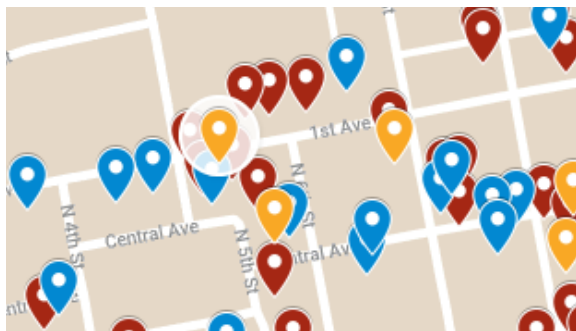


OFFERED AT
NEGOTIABLE

AVAILABLE SPACES

512 Central Ave

3,780 SQ-FT



4	23
50	ADDN 2 [1150]
27	
40	ADDN 1 [1080]
26	
50	BLDG 1 [1300]

- 2 stories
- Basement
- Bar & Lounge Set-Up
- Built: 1895

Currently a bar & lounge that has been in business for 30 years, & the owner is looking to retire. Property could also be used for office space.

Contact: Earlene Metzger
For Sale by Owner | cricket1276@yahoo.com



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OFFERED AT
\$135,000

AVAILABLE SPACES 710 Central Ave

5,280 SQ-FT



- 2 Stories with a skylight
- Parking: Lot
- Bar area & outside patio
- Built: 1880

Former hayloft lounge with lots of remodeling done. Just waiting for someone to finish with a personal touch! Upstairs includes bar area & outside patio.

Bickford Realty - Larry Bickford
(515) 571-3090 | 102 S 14th St



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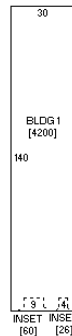
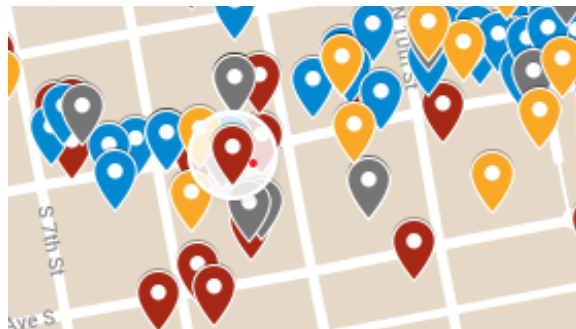


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AVAILABLE SPACES 817-819 Central Ave

OFFERED AT
\$70,000



- New Roof
- Parking: Street
- Includes storage space
- Built: 1890

2 occupied commercial spaces, new roof, tile entry in dog shop. 1st & 2nd floors in good condition. 3rd floor used for storage.

Contact: Denny Wyatt
For Sale by Owner - (515) 408-1605



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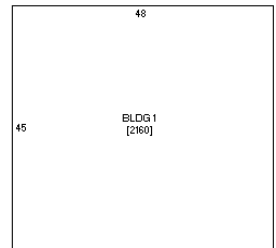
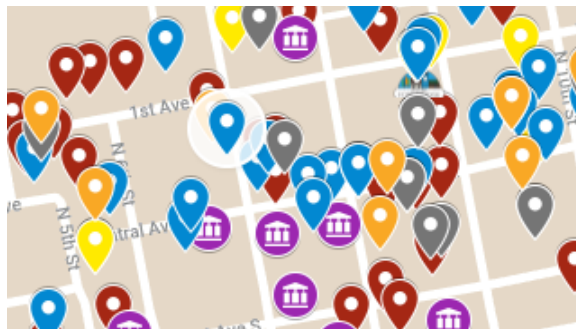


AVAILABLE SPACES

12 N 7th St

6,480 SQ-FT

OFFERED AT
\$65,000



- Office or Residential
- Parking: Street
- Past Apartments
- Built: 1900

Main floor is wide open with potential for 3 businesses with their own unique entrances and baths. Main floor also features forced air heat, central air, and full basement. Upstairs had 3 apartments in the past ready for renovation.

Bickford Realty - Larry Bickford

(515) 571-3090 | 102 S 14th St



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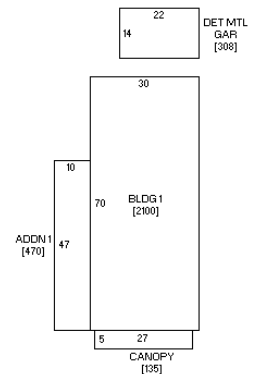


OFFERED AT
TBD

AVAILABLE SPACES

114 S 12th St

2,100 SQ-FT



- Commercial and Residential
- Parking: Street
- Includes garage
- Built: 1915

Main floor commercial with shop and overhead doors. 4 2-bed/1-bath apartments (2 on 2nd/3rd floors.) Minor updates over the years and new carpet a few years ago.

Fred & Nate Moeller

For Sale by Owner | nmoeller10@yahoo.com



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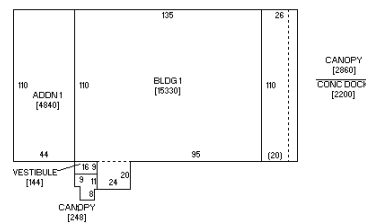
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AVAILABLE SPACES 205 S 8th St

OFFERED AT
\$825,000

66,160 SQ-FT



Sketch by www.camvision.com



- Elevator
- Parking: Concrete Lot
- Loading dock
- Built: 1940

Endless possibilities in this four story, 66,000+ building. Well maintained interior and exterior. Most floors are move in ready for your next adventure. Many updates: new roof, new boiler system, and updated electrical and plumbing to name a few.

Neighborhood Realty - Ana Smith
(515) 408-4995 | 1725 1st Ave S



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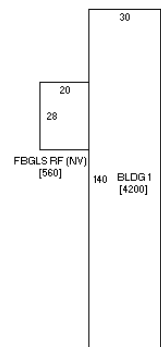
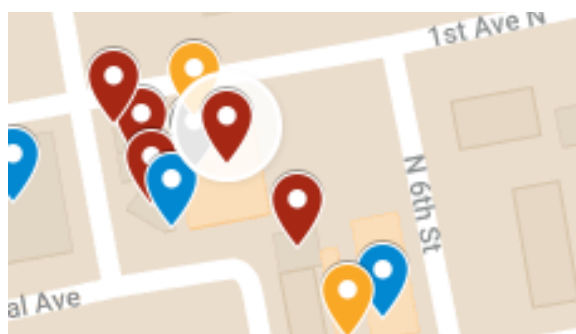
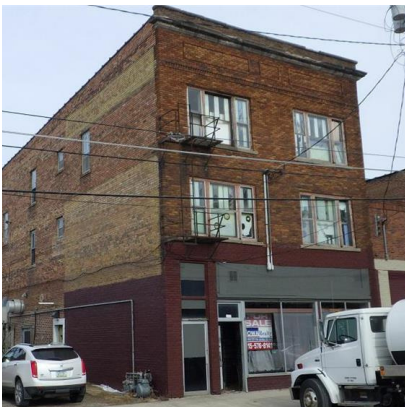


OFFERED AT
\$69,900

AVAILABLE SPACES

509 1/2 1st Ave N

12,600 SQ-FT



zama vision.com

Lot 53x140. Has been 2 bars and restaurants on the city square and 1st Ave N. Two kitchens with some fixtures and bar. Two upper floors were apartments but now all are open for storage or rebuild apartments. Full basement.

- 3 Stories
- Parking: Street
- Multiple kitchens
- Built: 1912

Iowa Realty - David Bradley
(515) 227-1154 | 3 N 15th St



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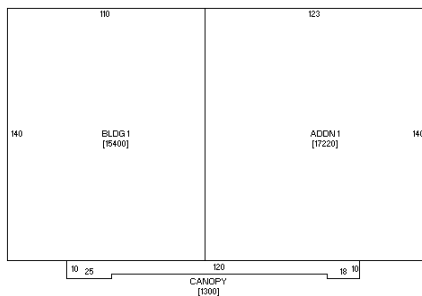
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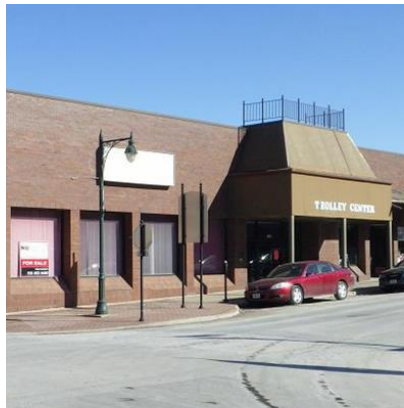
AVAILABLE SPACES 904-920 Central Ave

OFFERED AT
\$625,000

32,640 SQ-FT



Sketch by www.camavision.com



32,640 sq. ft. Lot .75 acres.

- Shopping Center Potential
- Parking: Street
- Basement
- Built: 1964

NAI Iowa Realty - Tom Hudson
(515) 453-5480 | 3501 Westown Parkway
Des Moines, IA 50266



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24 N 9th St Ste D | Fort Dodge, IA 50501 | www.mainstreetfd.org | 515.573.3172 | info@mainstreetfd.org

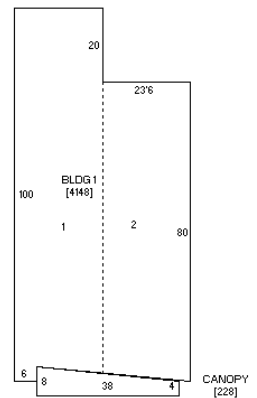
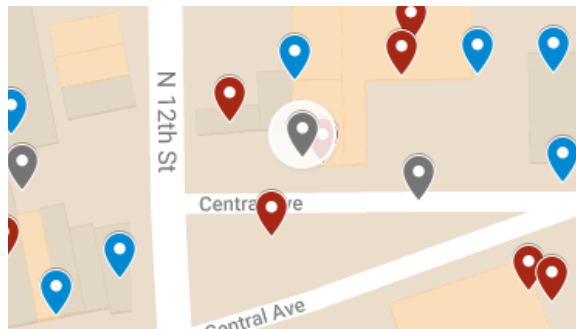


OFFERED AT
\$131,000

AVAILABLE SPACES

1208 Central Ave

4148 SQ-FT



- 1 Story
- HVAC
- Built 1962
- Great commercial opportunity!

This property includes office space, two bathrooms, and a kitchen. There is a metal canopy included. 2 commercial units. 1 currently leased - 2000 sq-ft. 1 available for lease - 2148 sq ft.

Contact: Jim Gill
For Sale by Owner | (515) 571-7615



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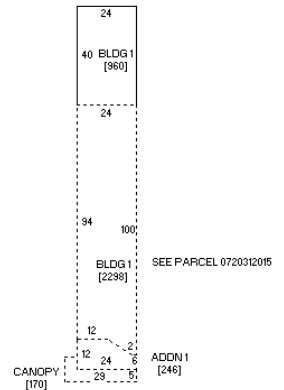
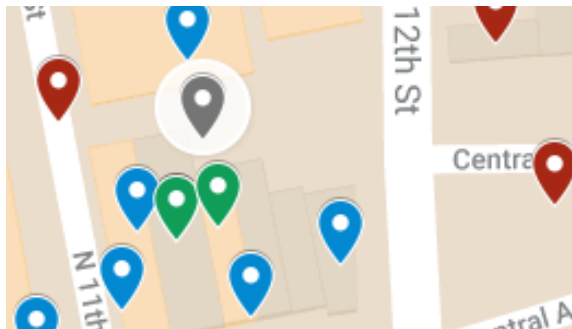
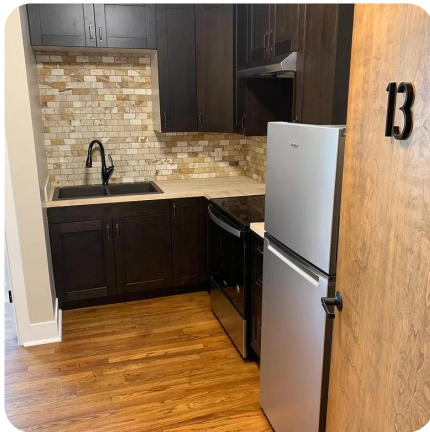
For
Lease

OFFERED AT
\$450/MO

AVAILABLE SPACES

9 N 11th St

300 SQ-FT



- 2 Floors
- Built: 1890
- Long Term Lease
Negotiable

The space is 300 sq. ft. including the bathroom and utility closet and 14 sq. ft. bump-out at the entrance. Perfect for an office or small retail space! Space has a 3-phase electrical service to accommodate any type of business service need.

Groff Properties - Andrea Groff
(515) 571-0491 | 466 N 2nd St



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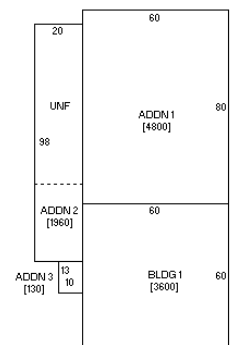
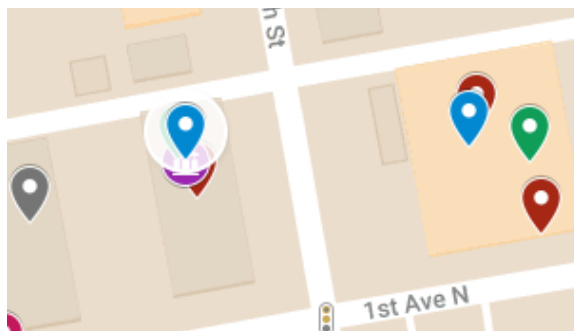
For
Lease



AVAILABLE SPACES 728 1st Ave N

OFFERED AT
\$500/MO

18,760 SQ-FT



- Utilities included
- Parking: Lot Access
- Built: 1917

2-3 office spaces on west side of building. Two 110-120 sq. ft. offices. 1 office is 160 sq. ft. with bifold doors that could be used as a conference room. Has a common area/waiting room.

Contact: Eric Nelson
For Sale by Owner | (515) 571-8879



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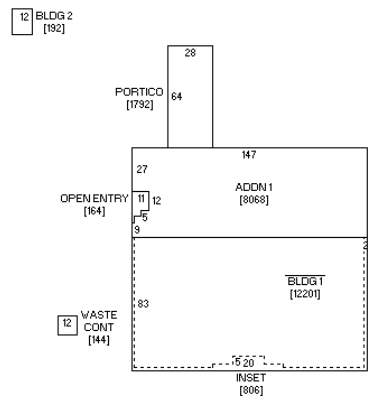
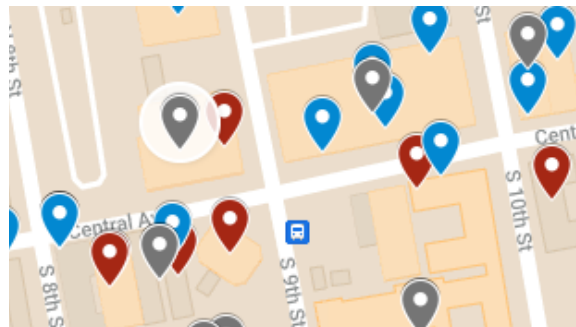
For
Lease

OFFERED AT
\$1800/MO

AVAILABLE SPACES

822 Central Ave

2400 SQ-FT



- Private parking lot
- Service room, 3 office spaces, dinner room
- Built 1984

This property is full of opportunity with multi-functional spaces including offices, a service room, a dinner room, and a 1/2 bath. An optional window cleaning service is offered each fall and spring. Plenty of parking for employees and customers.

Contact: Bob Daniel
For Lease by Owner | (515) 571-8821



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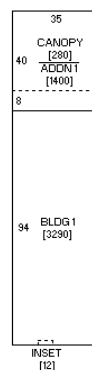
For
Lease

OFFERED AT
VARIED
LEASE PLANS

AVAILABLE SPACES

Snell Building

Spaces from 150 sq. ft. - 7500 sq. ft.
805 Central Ave



- 7 stories
- Parking: street or city-permit lots
- Built 1913
- Rates as low as \$150/mo

Multiple units are available at very competitive lease rates. Perfect for a new small business or renting a small space as your own office. Temperature controlled storage spaces available as well.

Guthrie & Associates- Katie Underberg
(515) 571-1821 | 1302 Central Ave



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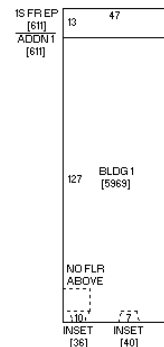
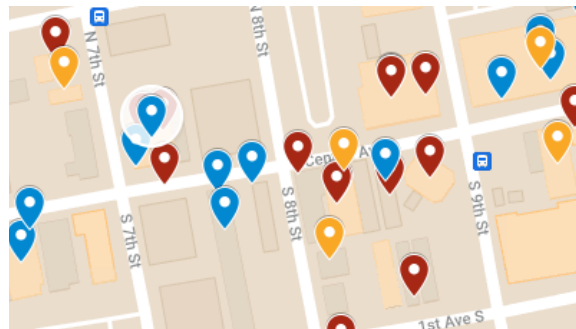
FORT•DODGE

For
Lease

OFFERED AT
VARIED
LEASE PLANS

AVAILABLE SPACES 704-706 Central Ave

4000 SQ-FT



- Built 1880
- Street Parking and City-Permitted Lot
- 2 spaces available for lease

This property encompasses two spaces, each available to lease for \$1600/month and each at 2000 sq ft. Prime location next to the Webster County Courthouse.

Contact: Dave Madsen
For Lease by Owner | (515) 576-3508



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