

Office/Medical/Dental Building

303 W 24th St, Sioux City, IA 51104

Presented by
Salem Real Estate LLC



Office/Medical/Dental Building

303 W 24th St, Sioux City, IA 51104

Property Details

Very well built brick office/medical/dental building for sale or lease. sits on a .61 acre lot; 7,591 sf of office, exam & conference room. Parking lot of 30+ spaces.

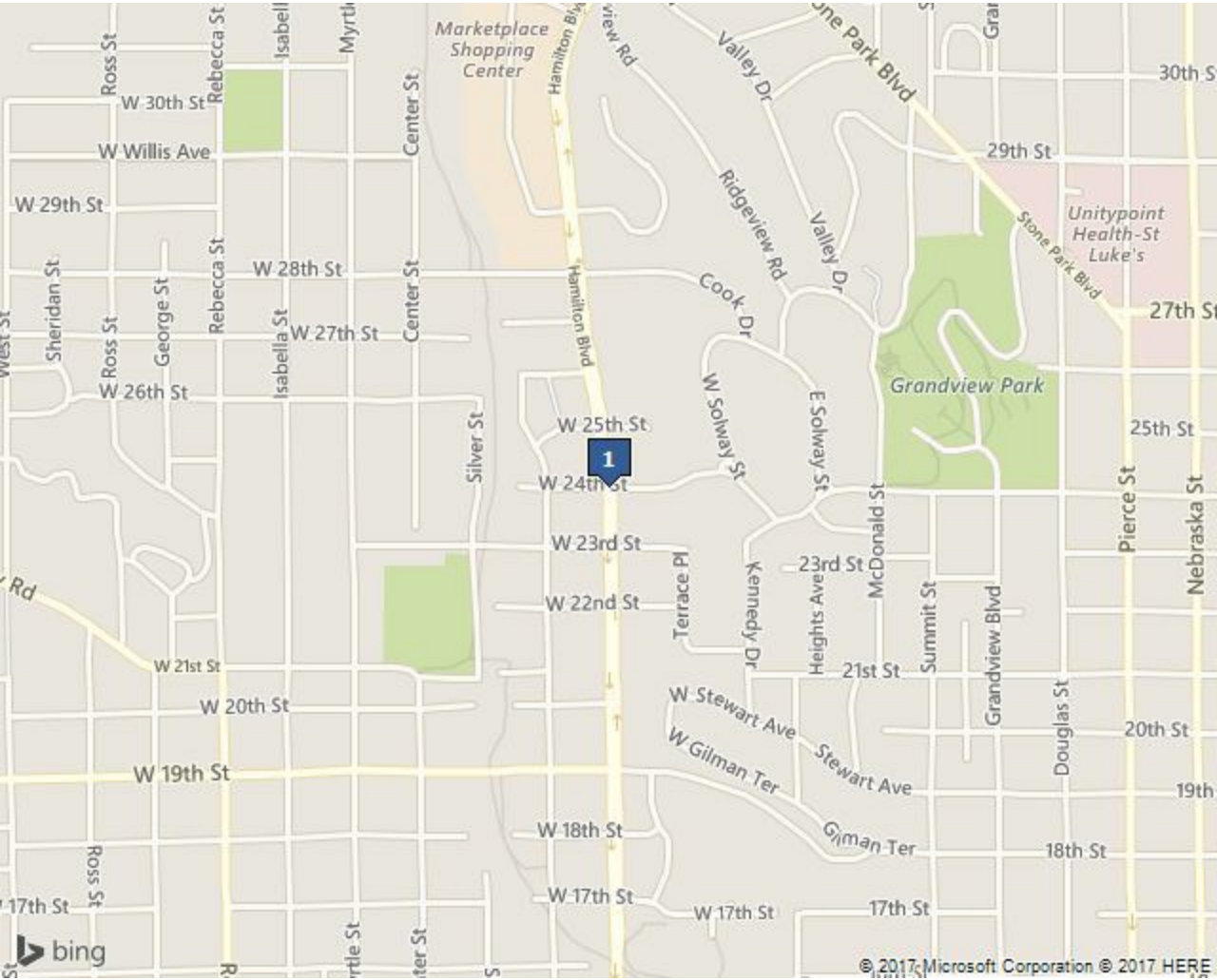
Price: \$675,000

- Also available at the excellent lease rate of \$10.50/sf NNN
- Brick medical/dental/office building
- 6 exam rooms
- 12+ offices
- Great reception area
- Located 1/2 block off of busy Hamilton Blvd; 19,000 VPD

View the full listing here: <http://www.crelisting.net/Vsr88m58Q/?StepID=107>

Price:	\$675,000
Building Size:	7,591 SF
Price/SF:	\$88.92
Property Type:	Office
Property Sub-type:	Medical Office
Property Use Type:	Vacant/Owner-User
Commission Split:	3%
Occupancy:	0%
No. Stories:	1
Building Class:	B

Location: Office/Medical/Dental Building, 303 W 24th St, Sioux City, IA 51104



Location Description

Located just off the busy Hamilton Boulevard with 19,000 VPD. Only 1.5 miles from Unity Point Health/St. Luke's Hospital. Easy access to the automotive & banking facilities; eateries such as Culver's, Subway, Qdoba, Starbucks & the fine dining of Minerva's Restaurant. Only half mile from the Marketplace Shopping Center offering Hy Vee Food/Pharmacy/Floral/Bakery/Gas Store; E & Co Boutique; Caribou Coffee; Driver's License Station & the Central Professional Plaza Center presenting a variety of professional offices.

Office/Medical/Dental Building

303 W 24th St, Sioux City, IA 51104

Property Photos



Office/Medical/Dental Building

303 W 24th St, Sioux City, IA 51104

Property Photos



Conference Room

Office/Medical/Dental Building

303 W 24th St, Sioux City, IA 51104

Property Photos



Exam Room



Front Reception Area (view from back)

Office/Medical/Dental Building

303 W 24th St, Sioux City, IA 51104

Property Photos



Front Reception Area



Office Center

Office/Medical/Dental Building

303 W 24th St, Sioux City, IA 51104

Property Photos



Office



Office

Office/Medical/Dental Building

303 W 24th St, Sioux City, IA 51104

Broker Profile



dick@salemrealestate.biz

(712) 204-2727

License: 0870928



Salem Real Estate LLC

700 Pierce St

Sioux City, IA 51101

Dick Salem

After becoming the leading residential Broker and Home Builder in the 70's, Dick Salem has proceeded to dominate the commercial market in the 80's, 90's and 2000's. In 1985, Mr. Salem joined the newly created Commercial Department of a Sioux City real estate Company and chose to specialize in the Commercial/Industrial market in Siouxland. Within one year, Mr. Salem was a multi-million dollar producer in both sales and leasing of commercial property. In the early 90's, he became known as "Mr. Commercial" and has earned The President's Award as the top producer of the Greater Sioux City Board of Realtors since 1988. On October 1, 2000, Mr. Salem revived the familiar Salem logo of the 70's. He started a new company called Salem Commercial Real Estate, capitalizing on the expertise and client following he developed in commercial real estate during the previous 15 years. In only a few months, Salem Commercial leased and sold several million dollars of commercial real estate. The company expanded to include two more licensed Commercial Specialists and was the only company specializing exclusively in Retail, Office, and Industrial Real Estate in Siouxland. By October 2001, Salem Commercial was the largest commercial company in Siouxland and on November 15, 2001, Salem Commercial became the commercial division of United Real Estate Solutions, Inc. In 2017, Mr. Salem elected to keep his main office in Sioux City and revived the Salem Real Estate name by opening his office in Downtown Sioux City. Mr. Salem has negotiated and arranged commercial leases and sales for everyone from "ma's and pa's" to the very largest corporations, with an uncanny knack for deal making. He was a board member and twice President of the Greater Sioux City Board of Realtors and was awarded the "Realtor of the Year" for an unprecedented second time in 1998. He is past President of the Iowa Commercial/Land Board of Realtors and has successfully completed Society of Industrial and Office Realtors (SIOR) courses and requirements, receiving the coveted SIOR designations in both Office and Industrial. He has also completed the Certified Commercial Investment Member (CCIM) courses and requirements to complete the prestigious CCIM designation. His knowledge and expertise in the Siouxland commercial marketplace and his licensed Administrative Assistant, Karla Hertz, enable Mr. Salem to service his clients in an exceptional way.

Current Occupation:

President, Salem Real Estate

Work Experience:

SALEM REAL ESTATE, President, 2017 to Present • Specialize in the sale, leasing and management of Commercial, Industrial and Investment Real Estate; UNITED COMMERCIAL/UNITED MANAGEMENT, Vice President/President, 2005 to 2017 • Specialize in the sale, leasing and management of Commercial, Industrial and Investment Real Estate; SALEM COMMERCIAL REAL ESTATE/SALEM PROPERTY MANAGEMENT, Commercial Broker/President, 2000 to 2005 • Specialize in the sale, leasing and management of Commercial, Industrial and Investment Real Estate; DAVENPORT & ASSOCIATES, INC., Commercial Broker, 1985 to 2000 • Specialize in the sale and leasing of Commercial, Industrial, Office and Investment Real Estate. (Top producer for 15 years.); CENTURY 21 SALEM REALTY/SALEM PROPERTY MANAGEMENT, Broker/Owner, 1979 to 1984 • Recruited, trained and managed a Residential Real Estate office of ten sales people and managed over 300 apartments.

SALEM REALTY Broker/Owner, 1973 to 1978; SALEM HOMEBUILDERS, Owner; SALEM PROPERTY MANAGEMENT, Broker/Owner • Started and developed what became the leading residential real estate company in Siouxland, the largest homebuilder and property management company.

Education:

MORNINGSIDE COLLEGE, Sioux City, Iowa, Bachelor of Science Degree, February, 1965, Major: Business Administration & Economics; SOCIETY OF INDUSTRIAL & OFFICE REALTORS (SIOR), • Advanced Office Marketing Course, 1987 • Advanced Industrial Course, 1988 • SIOR Industrial and Office Designations and Certification, 1994; CERTIFIED COMMERCIAL INVESTMENT MEMBER (CCIM) • Financial Analysis of Commercial Real Estate, 1991 • Exchanging Commercial Investment Real Estate, 1994 • Market Analysis for Commercial Real Estate, 1994 • Commercial Real Estate Analysis, 1994 • Decision Analysis for Commercial Real Estate, 1995 • CCIM Designation, 1995; GRADUATE REALTOR INSTITUTE (GRI), Completed in 1992; CERTIFIED PROPERTY MANAGER (CPM), 2006, Candidate.

Organizations/Associations:

CCIM, SIOR, National Association of REALTORS, LoopNet, Inc., International Council of Shopping Centers (ICSC)

Honors/Awards:

NWIA PRESIDENT AWARD, the highest production/volume award each year given by the NWIA Board of Realtors from its inception since 1994; GREATER SIOUX CITY BOARD OF REALTORS, President, 1990 to 1991 and 2002 to 2003; GREATER SIOUX CITY BOARD OF REALTORS, Vice President, 1989 to 1990 and 2001 to 2002; GREATER SIOUX CITY BOARD OF REALTORS, Board of Directors, 1988 to 1991, 1996 to 1999 and 2001 to 2004; GREATER SIOUX CITY BOARD OF REALTORS, Realtor of the Year, 1976 & 1998; GREATER SIOUX CITY & IOWA ASSOCIATION OF REALTORS, President's and Diamond Sales Awards, 1988 to 2007; COMMERCIAL/INDUSTRIAL COMMITTEE; IOWA ASSOCIATION OF REALTORS, Chairman, 1984 to 1987; IOWA COMMERCIAL LAND BOARD OF REALTORS, President, 1998 to 1999; SKYWALK BOARD OF TRUSTEES, Sioux City, IA, Vice President, 1995 to 1998 and 1992 to 1995; SIOUX CITY GOSPEL MISSION, Vice President, Board of Directors, 1998 to Present; MORNINGSIDE BAPTIST CHURCH, Treasurer, 2001 to Present.

Website:

<http://www.salemrealestate.biz>