



For sale

Office space available in historic building downtown Marshalltown

**11 E Church Street
Marshalltown Iowa, 50158**

Property overview

Sale price: \$950,000

Cap rate: 10.2%

2025 NOI: \$96,747

Total building size: 48,400 SF (0.75 acres)

- Gross leases in place
- 84% occupied with 6 tenants
- Scheduled rent increases
- Turn-key office space
- 24/7 secure access
- On-site parking
- Backup generator
- Located in Marshalltown's CBD with close proximity to retailers, restaurants, and entertainment

Contact broker for additional information

jll.com/des-moines
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Images



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