



201 Fifth—In the Heart of Historic Valley Junction—is available for lease!

201 5th Street, available May 1, 2019.

- ***Prime Retail Space**—1500 square feet, which includes a large showroom, back office, rest room, storage closet, and original walk-in safe (one of the oldest in Iowa).
- ***High Visibility**—201 is in the heart of Valley Junction at the northeast corner of 5th and Maple, with a corner entrance and high visibility to northward traffic on Fifth Street.
- ***Six Beautiful, Big Windows**—Fifth street frontage has extra high, plate glass windows with black trim. Maple frontage has five windows, including three tall Pella arch windows and two large plate glass windows, all in black trim.
- ***Beautiful Finishes**—201 has high ceilings with modern ceiling inserts, both hardwood and a black DuPont rubber floor with a circular raised pattern, a beautiful wood-paneled wall, natural brick focal wall, and recently installed drywall.
- ***National Register of Historic Places**—Built in 1893, 201 was built for Valley Junction Savings Bank, the "original West Bank."
- ***Lease Terms**—Rent is \$2000 per month with a 2-year minimum lease with option to renew.
- ***Utilities**—Tenant pays gas, water, and electric. (Average \$175 per month).
- ***Contact**—Kent at Valley Junction Properties 515-277-2873 10 am to 4 pm Monday through Friday, email manager@valleyjunctionproperties.com.



One of the most prominent and beautiful buildings in Historic Valley Junction.

