



# Available Property 317 E. Main St.

## TAKE YOUR BUSINESS TO THE NEXT LEVEL

Ottumwa is a community on the rise, growing in both population and diversity. Picture your business in a revitalized downtown setting, adjacent to the riverfront and active trail system. Main Street Ottumwa is a welcoming district ripe with opportunity!

### Floor Plan



### LEVEL

2 stories with 2 bedroom apartment  
2,640 sq. ft. for office or retail use



### CONSTRUCTION

Newly renovated upper-story apartment makes this property a revenue generator! Spacious first floor has endless possibilities. City incentive programs ready to get this space perfect for your business!



### PARKING

On Street Parking  
Dedicated Off Street



### SALE OR LEASE

Available for sale or lease, negotiable depending on build-out of space.

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[ MAIN STREET ]  
OTTUMWA



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