

INVESTMENT SUMMARY

Anytime Fitness – Single Tenant Investment

501 7th Ave | Marion, Iowa

Property Overview

Tenant	MDS Fitness LLC (Anytime Fitness Franchisee)
Building Size	5,000 SF
Year Built	1999
Location	High visibility corridor along Hwy 151
Traffic Count	Approx. 15,000–20,000 vehicles/day

Lease Summary

Lease Period	Monthly Rent	Annual Rent
Aug 2024 – Jul 2026	\$7,700.62	\$92,407
Aug 2026 – Jul 2028	\$7,908.76	\$94,905

Financial Summary

Gross Rent	\$92,407
Owner Expenses	\$11,988
Net Operating Income (NOI)	\$80,419
List Price	\$924,900
Cap Rate	8.69%

Tenant Strength

Anytime Fitness is one of the largest and most recognized fitness franchises in the world, with thousands of locations operating across the United States and internationally. The Marion location is operated by a regional franchisee and has demonstrated ongoing commitment to the site, including a recent interior refresh of approximately \$50,000. The tenant currently pays property taxes and utilities under the lease structure and has renewal options extending the potential tenancy beyond the current lease expiration of July 31, 2028.

Capital Improvements

The property has been well maintained with significant capital improvements, including a full interior and exterior renovation with an addition completed in 2017 (including new HVAC at that time), a new roof installed in 2020, and a new asphalt parking lot completed in 2022. These upgrades reflect continued investment in the property and help support long-term operational stability for the tenant.

Broker Contact

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