

1006 S 4th St - Clinton, Iowa

This three-story brick building consists of a 11,241 sq. ft. building on 0.116 acres of land and was initially built in 1900. The building was most recently used as a bar, until the business shut down in 2008 due to the condition of the building. Prior use includes a furniture and upholstery store with upper level apartments. The blighted building is currently vacant/abandoned and dilapidated. It is part of a larger block of buildings with shared walls all which are underutilized and in need of redevelopment.

In February of 2018, ECIA utilized its U.S. EPA Brownfields Assessment grant funding to have a Phase I Environmental Site Assessment completed on the property for the City of Clinton. The Phase I Assessment found evidence of possible contamination from neighboring properties along with the potential of asbestos and lead based paint given the age of the structure and a Phase II Assessment was recommended.

In December of 2018, ECIA used additional funds for the completion of a Phase II Environmental Site Assessment (ESA). Besides the needs for an asbestos and/or lead based paint inspection depending on redevelopment plans for the property, the results of the Phase II ESA concluded that no further testing was necessary. The property along with adjoining properties is being considered for a redevelopment project. As of April 2020, no further actions have been taken.



1006 S 4th St SE of Property



1006 S 4th St adjacent to property



1006 S 4th St across from Property

Site Address: 1006 S 4th St, Clinton, IA 52732

Parcel #: 80-59750000

Assessment Output: Phase I & II Environmental Site Assessment

EPA Assessment Funding: \$7,004