

1000 S 4th St - Clinton, Iowa

This two-story brick building consists of 4,140 sq. ft. and was built in 1864 with a commercial storefront. The building was utilized a laundromat from 1960 to the early 1980s. After that the building has sat vacant and deteriorating for many years. Currently the building is underutilized as storage for a local Clinton business that purchased the building in 2008. The building is blighted and in direr need of repairs. It is part of a larger block of buildings with shared walls. All are dilapidated and underutilized.



1000 S 4th St 1st Floor



1000 S 4th St Basement

The City of Clinton was considering acquiring the block of 1000-1008 S 4th St for redevelopment. In February of 2018, ECIA was able to use its U.S. EPA Brownfields Assessment grant funding to have a Phase I Environmental Site Assessment completed on the property for the City. The Phase I Assessment found a vent pipe along with additional evidence that an underground storage tank may have been located on the property and an old brick-lined well or cistern in the basement. Based on these findings a Phase II Assessment was recommended.

In December of 2018, ECIA utilized additional grant funds to have a Phase II Environmental Site Assessment completed on the site. The results of this assessment concluded that besides testing for asbestos and possible lead-based paint depending on the type of future redevelopment no further testing was necessary. As of April 2020, no further actions have been taken.



Front of 1000 S 4th St Property



1000-1006 S 4th St

Site Address: 1000 S 4th St, Clinton, IA 52732

Parcel #: 80-59700000

Assessment Output: Phase I & II Environmental Site Assessment

EPA Assessment Funding: \$3,861