



FOR SALE/LEASE

1112 CHATBURN AVE
HARLAN, IA 51537

14,813 SF | \$395,000 | \$3.50 PSF NNN

COREY SEDREL

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WAKEFIELD**

Iowa Commercial Advisors

PROPERTY HIGHLIGHTS

- Exterior loading dock
- Building is fully conditioned
- Strong visibility along Chatburn Avenue
- Potential for conversion to retail use
- Well-maintained building with recent upgrades
- Convenient 54 minute drive to Omaha
- 10 miles north of Interstate 80



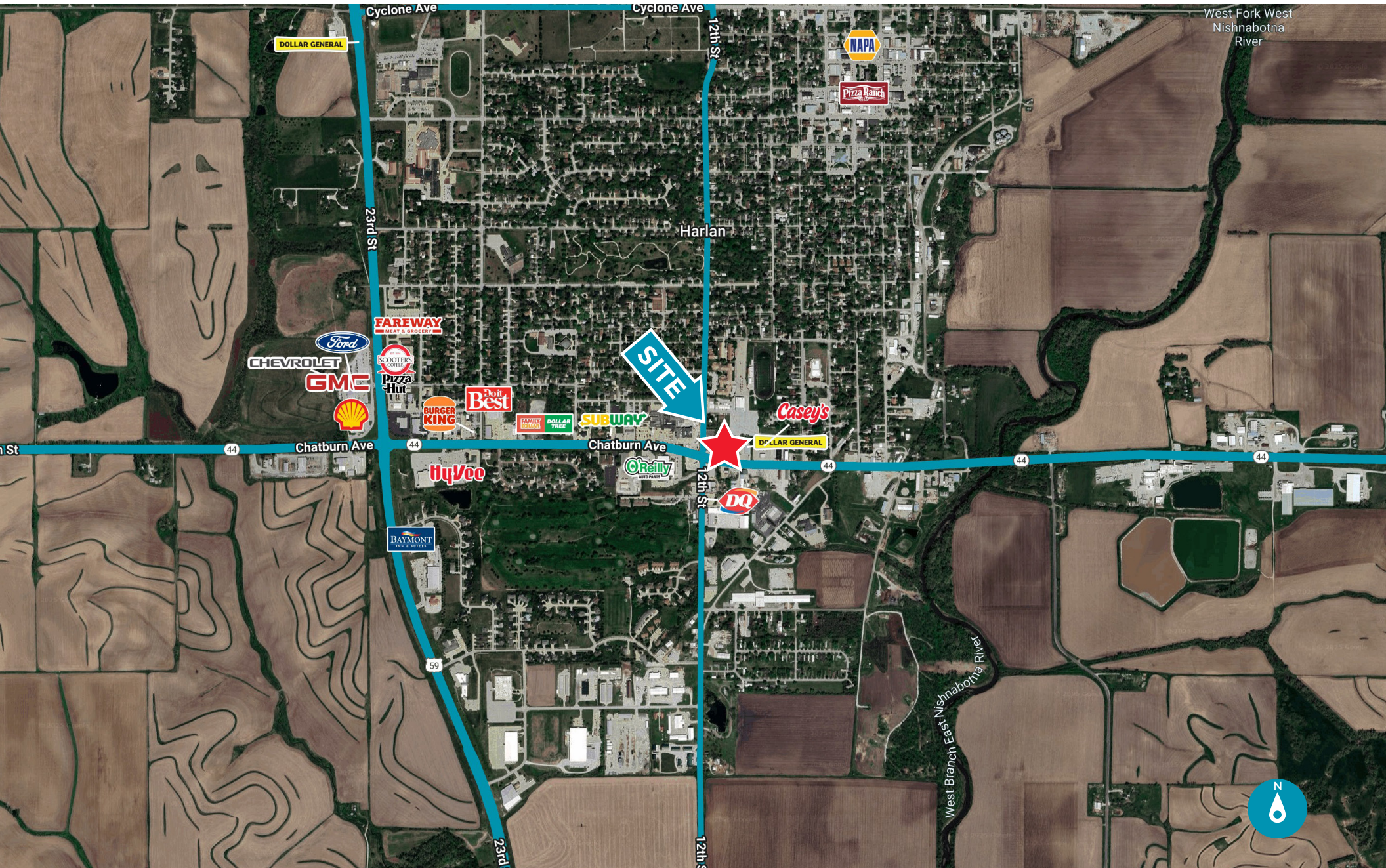
PROPERTY FEATURES

Building Size:	14,813 SF
Land Size:	1.48 AC (estimated)
Loading Dock:	(1) Exterior Dock
Year Built:	1969
Year Renovated:	2012
Zoning:	Commercial
Floors:	1
Occupancy:	Available Immediately
Sale Price:	\$395,000
Lease Rate:	\$3.50 PSF NNN

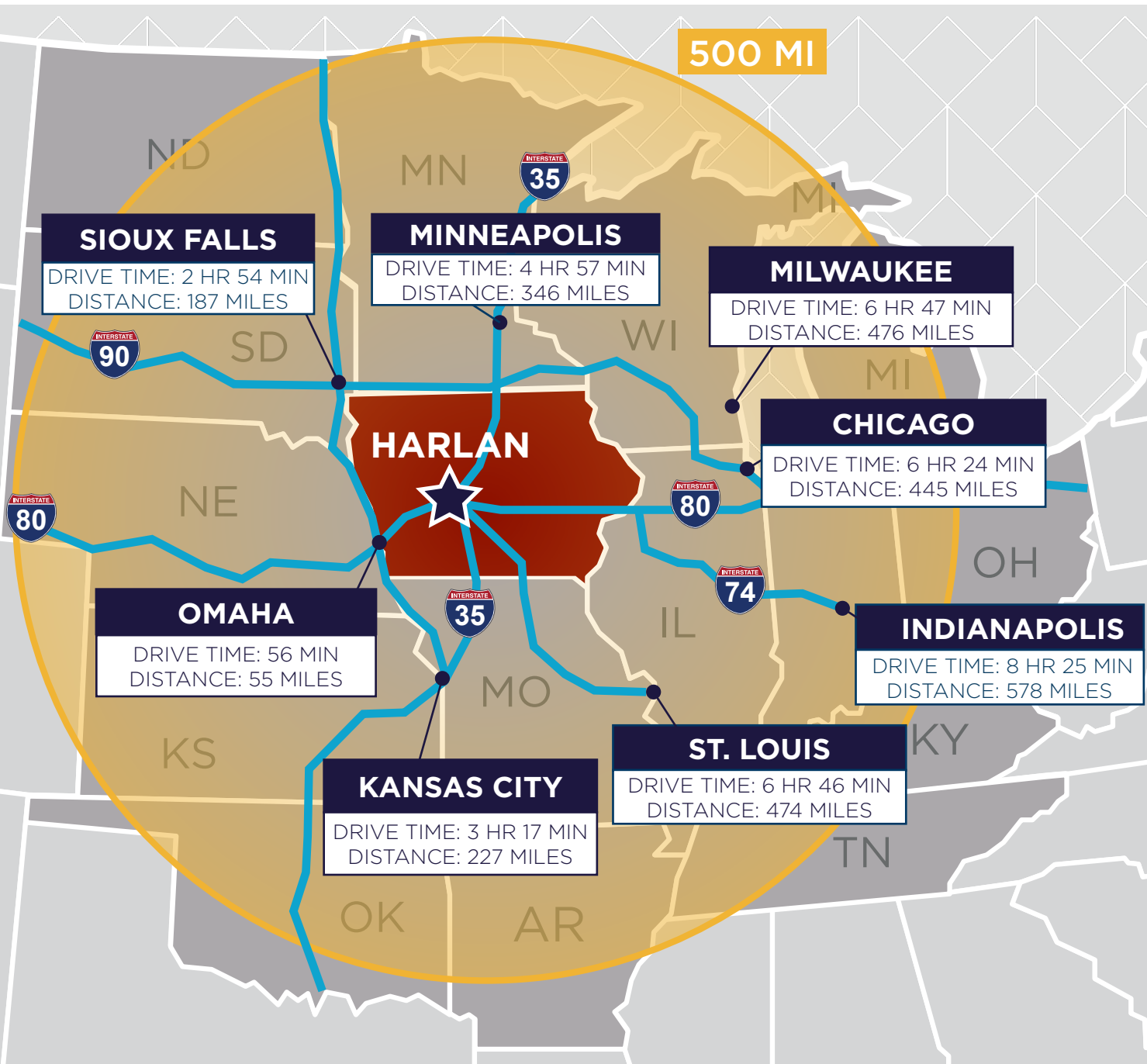
***Adjacent property is for sale for \$225,000**



LOCATION



MIDWEST HUB





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