

STEWART REALTY COMPANY

STEWART REALTY COMPANY
503 Kelly Street
Charles City, IA 50616

641.228.1111 Office
800.501.1116 Toll Free
www.StewartRealtySells.com

COMMERCIAL STREET, CHARLES CITY



- Acres 0.00 more/less
- Lot Dimensions 349.47 x 435.45 x 55
- Yearly Tax TBD

FEATURES:

Large commercial lot immediately available for development. Public utilities for sewer and water provided by the City of Charles City and Iowa Public Service. Lot accessible on paved city street from US Highway 18. Additional lots for expansion available. Level lot for ease of construction. Located 2 miles from US 27-Avenue of the Saints and 15 miles from US-63 on US Highway 18.

SELLER: Gary W. & Barbara A. Carstens Revocable Trust

LEGAL DESCRIPTION: The Real Estate Property located in Floyd, County, Iowa, legally described as East Park Urban Renewal-FL East Park SD, NW1/4, Lots 6, 15, 16, 32, 33, 34, 38 and 39, T95N, Range 15 West of the 5th P.M., Floyd County, Iowa.

ADDITIONAL INFORMATION: Located on the east edge of Charles City, Iowa on the south side of US Highway 18

Offered at:
\$30,000 - \$50,000



Presented by:  **MLS #**



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Lot #6: 250' Frontage on US Highway 18
300' Frontage on Commercial Street
300' x 250' = 75,000 sq. ft.
Offered at: \$50,000

Lot #15: 267' Frontage on Commercial Street
194' Frontage on State Street (Undeveloped)
267' x 194' = 51,798 sq. ft.
Offered at: \$45,000

Lot #16: 267' Frontage on Commercial Street
194' Frontage on Commercial Street (Undeveloped)
267' x 194' = 51,798 sq. ft.
Offered at: \$45,000

Lot #32: 193.93' Frontage on Commercial Street (Undeveloped)
450.0' x 193.93' = 87,268.5 sq. ft.
Offered at: \$35,000

Lot #33: 98.91' Arc Length on Cul De Sac
450' x 349.47' x 230.0' x 158.48'
Irregular Lot Size
Offered at: \$30,000

Lot #34: 120.43' x Arc Length on Cul De Sac
349.47' x 435.45' x 550.53'
Irregular Lot Size
Offered at: \$30,000

Lot #38: 172.44' Frontage on Valley Avenue
172.44' x 341.0' = 58,802 sq. ft.

AND

Lot #39: 121.04' Arc Length on Cul De Sac
341.0' x 432.6' x 160.14'
Irregular Lot Size
Offered at: \$40,000