

LAND AVAILABLE



R&R
REALTY GROUP

FOR SALE

1716 A Avenue West, Oskaloosa, Iowa, 52577

3.6 Acres

Price Negotiable

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Opportunity to control 3.6 acres of commercial land in Oskaloosa, Iowa. The site is well positioned on A Avenue (IA 92) corridor near IA 163 4-lane freeway which continues to attract commercial, mixed-use, and residential development.

SIZE

3.6 Acres
Approx 2.2 Acres Buildable

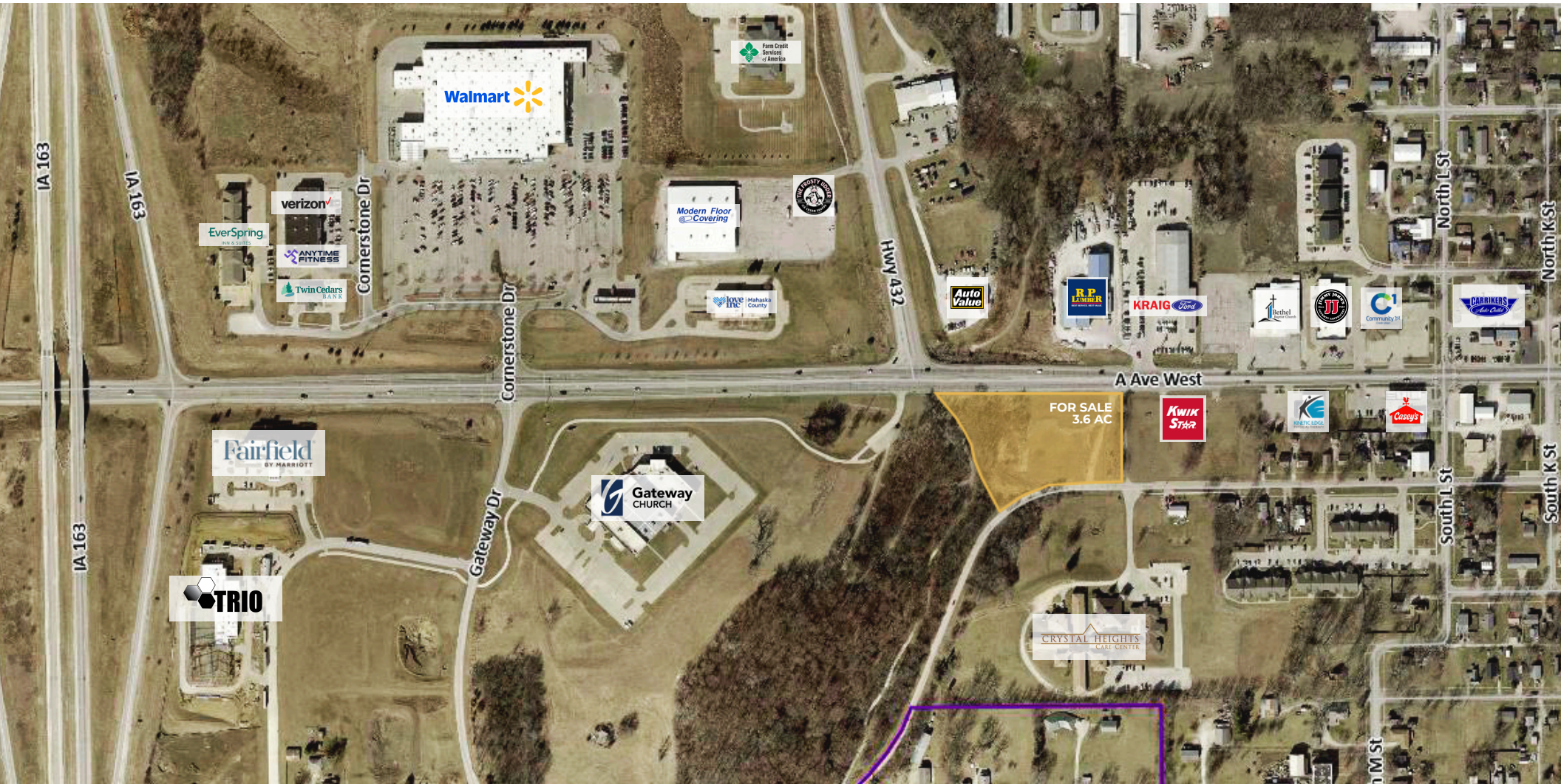
UTILITIES TO SITE

Water: Oskaloosa Municipal
Sewer: Oskaloosa Municipal
Gas: MidAmerican Electric
Electric: MidAmerican Electric

ZONING

CC Community Commercial

LOCATION MATTERS



TOTAL ROADWAY ANNUAL
AVERAGE DAILY TRAFFIC
12,600

LET'S GET IN TOUCH



GRANT TUCKER

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