

FOR SALE Office, Retail



4659 Iowa 13
Central City, IA

JIM ANGSTMAN, REALTOR, CCIM

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Licensed in the State of Iowa

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COMMERCIAL

JIM ZACHAR, REALTOR

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PROPERTY FEATURES – STRIP CENTER



GROSS SQUARE FEET: 4,176



LOT SIZE: 1.15 Acres



YEAR BUILT: 2007



PARKING: Off-street



ZONING: Commercial



TRAFFIC COUNT: 4,500 + daily



DETAILS:

- Anchored by Subway for nearly 20 years
- Remaining space is vacant and ready for retail, dining, services or more

PRICE:

- \$875,000

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PROPERTY FEATURES - OFFICE



GROSS SQUARE FEET: 1,456



LOT SIZE: 1.15 Acres



YEAR BUILT: 2001



ZONING: Commercial



TRAFFIC COUNT: 4,500 + daily



RESTROOM: Yes



PRIVATE OFFICES: 5



STORAGE SPACE: Yes



KITCHEN: Yes



RECEPTION AREA: Yes



DETAILS:

- Updated former medical office
- Versatile for medical, professional, retail or office use

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PROPERTY FEATURES - SHOP



GROSS SQUARE FEET: 600



DRIVE-INS: 1



STORAGE SPACE: Yes



PARKING: Off-street



- DETAILS:**
- Flexible outbuilding
 - Storage, or workshop space
 - Overhead door with opener

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AERIAL



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Buyer to verify all information. Information is deemed reliable, but not guaranteed.
Data: Realtor Property Resource (RPR) &/or IowaDOT