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|---------------------|--------------------|
| Building Type:      | Retail, Commercial |
| Available SF:       | 10,000             |
| Total SF:           | 10,000             |
| Number of Stories:  | 2                  |
| Ceiling Eaves:      | 12 Ft.             |
| Expandable:         | Unknown            |
| Zoning:             | Unknown            |
| Site Size:          | 0.12 Acres         |
| Year Built:         | 1910               |
| Specialty Features: | None               |
| Can Subdivide:      | Yes                |
| Within City Limits: | Yes                |
| Construction Type:  | Concrete Block     |
| Floor Type:         | Other              |
| Sale Price:         | \$87,000           |
| Lease Terms:        | None               |
| Last Updated:       | Mar 5, 2024        |

### Economic Development Contact

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### Realtor/Owner Contact

Ken Spies/ Broker

### Property and Area Description

This building was previously used as a show room for Bogenrief Stained Glass works. It has central HVAC, and the second story has an updated apartment as well as a large storage area. Building has a full basement. There are 3 floors that are usable. The electric system has been recently updated and a new rubberized roof was installed in 2001. This building has multiple uses such as retail, restuarant, manufacturing, etc.

### Population



Source: ESRI®, 2024

### Households



Source: ESRI®, 2024

### Transportation

**Nearest Highway:** Highway 75 (0.10 mi.)  
**Nearest Interstate:** I-29 (18.00 mi.)  
**Nearest Airport:** Le Mars, Iowa (7.00 mi.)  
**Nearest Commercial Airport:** Sioux City Gateway Airport (18.00 mi.)  
**Rail Served:** Yes  
**Rail Served By:** BNSF Railway, Norfolk Southern Railway  
**Rail Infrastructure in Place:** No

### Utilities

**Electric:** MidAmerican Energy Company  
**Natural Gas:** MidAmerican Energy Company  
**Water:** City of Merrill  
**Sewer:** City of Merrill