



Zoning:	Commercial
Within City Limits:	Yes
Site Dimensions:	140' x 308'
Sale Price:	\$215,220
Last Updated:	Nov 21, 2024

Economic Development Contact

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Realtor/Owner Contact

Doug Small
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Property and Area Description

Approximately 1 acre of Hwy 71 Commercial property, with 140' of Hwy 71 frontage. This property has been rezoned to AC Commercial (See AC Permitted uses in the Documents) as of April 24, 2023, and a new survey was completed on March 8, 2023 and recorded. The property Zoning has not been updated on the assessor's page yet, see attached documents. 140' wide & an average of 308' long (which is different from the 300' from the previous Survey) equaling approximately 43,044 Sq Ft. A 6" PVC sewer line has been located and further stubbed into the lot for easier access to it. The Seller does have plans for a 60 x 250' building designed & plotted out on the property if a buyer would be interested in viewing them. Seller may do a 1031 exchange that the buyer would agree to, at no expense to the buyer. Owner is a licensed Real Estate Agent in Iowa

Population



Source: ESRI®, 2025

Households



Source: ESRI®, 2025

Transportation

Nearest Highway: Highway 71 (0.0 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown