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819 1st St. E., Independence

This one-story commercial office building offers 1,872 square feet of versatile space, ideal for a variety of business or professional uses. The property features three spacious private offices, a large reception area perfect for greeting clients or customers, a comfortable break room, and two restrooms for convenience. The building has been well cared for and is move-in ready. Concrete/blacktop parking provides ample space for staff and visitors. Zoned C-2 and has an average daily traffic count of 6200 vehicles. Located just minutes from downtown and Buchanan County Health Center, this property offers both visibility and accessibility in a desirable location. Whether you're looking to expand your current operation or establish a new business, this functional and attractive office space is a solid investment opportunity.

List Price
\$154,900

Square Footage
1,872

Baths
2 Restrooms

Year Built
1975
Addition in 1992

Zoning
C-2

Style
1-Story

Basement
None

Heating/Cooling
Forced Air Gas &
Electric Heat
Central & Window A/C

Exterior
Vinyl Siding
Asphalt Shingles

Lot Size
66' x 347'

Taxes
\$2,858.42 Gross
\$2,858.00 Net

MLS Number
#20252827



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