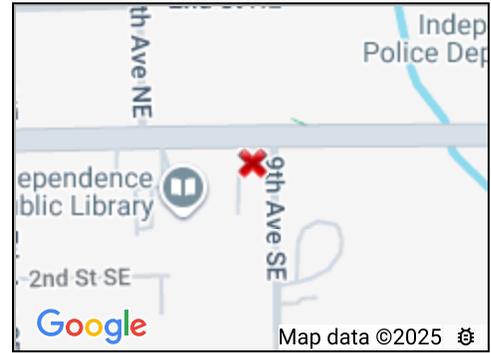


LISTING DETAIL - COMMERCIAL



MLS # 20252827
County Buchanan
Type Office
Address 819 1st St. E.
Unit #
City Independence
State IA
Asking Price \$154,900
Price Type Gross

Property Name/Subdivision
Parcel #/Tax ID 1003176007
Zoning C-2



GENERAL

For Sale Y/N Yes	Tax Year 2024
For Lease Y/N No	Owner Name Jeremy P. Lockard Brent A. Waters
Investment Y/N No	Approx Lot Size (SqFt) 22,902
Gross Taxes \$2,858.00	Acres 0.5260
Legal Description Com at pt 2 rods S & 25 rods E of NW cor of E 1/2 of NW 1/4 of 3-88-9 th E 4 rods S 24 rods W 4 rods N 24 rods to pob exc S 49.5 feet	Flood Insurance No

FEATURES

SALE/LEASE INCLUDES Land, Building	BUILDING DESCRIPTION Free Standing, 1 Story
LOCATION Neighborhood	POSSIBLE FINANCING Cash Convention
FRONTAGE/ACCESS Corner Lot	SHOWING INSTRUCTIONS Appointment Only, Agent Combination Box
HEATING Forced Air, Gas, Electric	POTENTIAL USE Office, Retail
COOLING Central, Individual Units	UTILITIES ONSITE Electric, Gas, Water, Sewer
WALL CONSTRUCTION Frame	POSSESSION At Closing
FLOOR CONSTRUCTION Concrete	
ROOF CONSTRUCTION Comp Shingle	
EXTERIOR FINISH Vinyl	
TERMS/LEASE N/A	
SEWER City Sewer	
OWNER PAYS All	
TENANT PAYS N/A	
AVAIL AT LISTING OFFICE Legal Description, Aerial Photo, Traffic Counts	

PUBLIC REMARKS / DIRECTIONS

Public Remarks 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



Curt G Martin
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Independence IA 50644

Listing Agent: Curt G Martin - CELL: 563-920-8212



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