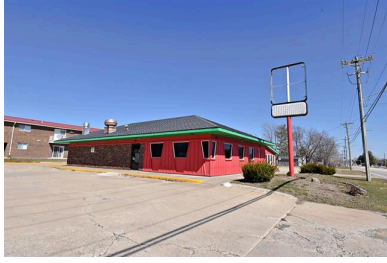
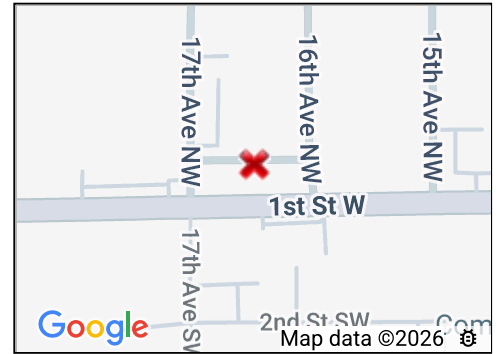


LISTING DETAIL - COMMERCIAL

MLS # 20261137
County Buchanan
Type Retail
Address 1640 1st Street West
Unit #
City Independence
State IA
Asking Price \$225,000
Price Type Gross

Property Name/Subdivision
Parcel #/Tax ID 0633452003
Zoning C-2

**GENERAL**

For Sale Y/N Yes
For Lease Y/N No
Investment Y/N No

Gross Taxes \$6,308.36
Legal Description Rush Park Blk 2 Lots 9-10-11-12-13 Exc N6.75'

Tax Year 2024

Owner Name Jose Manuel Pacheco & Agustin Pacheco
Approx Lot Size (SqFt) 31,472
Acres 0.7230
Flood Insurance No

FEATURES

SALE/LEASE INCLUDES Land, Building
LOCATION Neighborhood
FRONTAGE/ACCESS Corner Lot, City Street
HEATING Forced Air, Gas
COOLING Central
ROOF CONSTRUCTION Comp Shingle
EXTERIOR FINISH Brick
TERMS/LEASE N/A
SEWER City Sewer
OWNER PAYS All
TENANT PAYS N/A
OWNERSHIP Trust
AVAIL AT LISTING OFFICE Legal Description, Aerial Photo, Traffic Counts

BUILDING DESCRIPTION Free Standing, 1 Story
POSSIBLE FINANCING Cash Convention
SHOWING INSTRUCTIONS Other Showing Instruction
POTENTIAL USE Office, Retail, Other Potential Uses
UTILITIES ONSITE Electric, Gas, Water, Sewer, Phone, Fiber Optics
POSSESSION At Closing

PUBLIC REMARKS / DIRECTIONS

Public Remarks Welcome to the ultimate investment opportunity! This building boasts 2820 square feet of prime commercial real estate just 1.5 miles from Highway 20. Most recently housed a restaurant, the property is zoned C-2, allowing for a wide range of commercial uses. The building itself features a spacious and inviting interior, with ample space to accommodate any business venture. Its location on the highly traveled 1st Street West ensures excellent visibility and easy access, making it a prime destination for customers. Additionally, this property features two large concrete parking



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