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## 1640 1<sup>st</sup> St. West, Independence

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 comes with not one but two large concrete parking lots, each measuring 12,200 square feet, providing ample parking space for customers and employees. Neighboring businesses include Subway, Advance Auto Parts, Dollar General, Pizza Ranch, and Super 8 Motel. It is also situated in close proximity to the Independence Community Schools campus, making it an excellent location for any business catering to families, students and the broader community. With its prime location and impressive features, this building offers a rare opportunity to own a highly desirable piece of commercial real estate.

**List Price**  
\$225,000

**Style**  
1-Story

**Square Footage**  
2,820

**Year Built**  
1976

**Basement**  
None

**Exterior**  
Brick  
Asphalt Shingles

**Heating/Cooling**  
Forced Air, N/Gas  
Central Air

**Baths**  
2 -Half Baths

**Taxes**  
\$6,308.36 Gross  
\$6,308.00 Net

**Lot Size**  
281' x 112'

**Zoning**  
C-2

**MLS Number**  
#20261137



### Curt Martin

Broker/Owner  
(563) 920-8212 (Direct)  
(319) 334-5703 (Office)  
[curt@curtmartin.net](mailto:curt@curtmartin.net)  
[www.remaxindee.com](http://www.remaxindee.com)

