

REAL ESTATE FACT SHEET

OFFERED FOR SALE EXCLUSIVELY

BY BIRKENHOLZ REALTY

HEARTLAND COMMERCIAL DIVISION

COMMERCIAL OFFICE BUILDING & LAND

Address: 1600 West 19th Street South, Newton, Iowa 50208

Location: Very visible site on I-80 Exit 164 in Newton. Attractive location on a high traffic count area of I-80. Great location for office, service, retail, or commercial uses.

Traffic: Outstanding traffic count and quick access from both I-80 and Highway 14. Located near Culver's, Perkins, Days Inn, Quality Inn, and Okoboji Grill.

Size: +/- 5,230 SF building; +/- 69,696 SF of land.

Zoning: C-A; Arterial Commercial District

Utilities: The building has all utilities in place.

Assessed Value: Property is currently assessed at \$522,870.00 and annual real estate taxes are \$21,762.00 for the past year.

Condition: This is a very high quality professional brick office building that is maintained in excellent condition. Property is offered on an "AS - IS" basis.

Environmental: Owner knows of no environmental hazards, but buyers are responsible to perform their own due diligence on all environmental risks.

Price: Asking sale price is \$441,000.00.

Additional Features: Also includes the large I-80 pedestal sign and most furniture currently in the facility.

Summary: Excellent quality professional office building in highly visible location in the south western portion of Newton. High visibility, high traffic location for office, service, or other commercial use.

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*** The information contained herein and contained in any supplemental documents has been furnished by the Owner, and every effort has been made to provide accurate information. However, the Brokers involved are not responsible for misstatement of facts, errors, omission, prior sale or lease, or withdrawal from market without notice.