

Listing Summary

Listing #53014696
\$275,000 (LP)

1601 E Central Ave, Clarion, IA 50525 **Active** (03/11/19)

Sq Ft: 24390

Lot Size Acres: 3.0800

Area: Central

Yr: 1964

Remarks

Location, Location, Location. This property is located on the East side of Clarion on Highway 3. within 20 miles of I-35. Very large building with lots of potential for your new business, relocating, or expanding a current business. Several Large overhead doors, office space and almost all of it heated. Check it out today

Picture



Pictures (7)



| | | | |
|-------------------------------|--|---------------------------|--------|
| Agent | Darren K Robinson | | |
| Office | HomeLand Realty Phone: 515-448-3717, FAX: 515-448-3735 | | |
| Area | Central | | |
| Subdivision | Wright | | |
| County | | | |
| Cross Street | | | |
| Above Grade SqFt | 24390 | Price / SqFt | 11.28 |
| Lot Sq Ft (approx) | 134165 | Lot Acres (approx) | 3.0800 |
| Year Built | 1964 | | |
| Directions to Property | Highway 3 on East side of Clarion | | |
| # of Garage Spa | 10 | | |

General Information

| | |
|-----------------------------|----------------------------------|
| Location | Other/See Remarks (On Highway 3) |
| Leased | Vacant |
| Trade/Exchange | No |
| Add'l Land Avail. | No |
| Road Frontage | City/Town, State Road |
| Road Surface | Hard Surface |
| SqFt Manufacturing | 0.00 |
| SqFt Warehouse | 0.00 |
| SqFt Freezer | 0.00 |
| SqFt Office | 0.00 |
| SqFt Refrigerator | 0.00 |
| SqFt Mezzanine | 0.00 |
| SqFt Residence | 0 |
| SqFt Lrgst for Lease | 0.00 |
| SqFt Other | 0.00 |
| Overhead Doors Info | 3 Large overhead doors |
| # Docks and Type | 1 short loading dock |
| Exterior | Steel Siding |

Feature Code

| | |
|---------------------------|---|
| Potential Use | Income, Industrial, Office, Shop, Warehouse |
| Improved Structure | Multiple Buildings |

| | |
|----------------------------|--|
| Parking | Gravel |
| # Parking Spaces | 30.0 (lots of open gravel for parking) |
| Floors | Concrete Slab, Carpet, Floor Drains |
| Walls | Drywall (Office space), Insulated, Metal |
| Roof | Metal |
| Heating | Gas Forced Air, Radiant |
| Cooling | Central A/C, Gas Forced Air |
| Miscellaneous | Hot Water Heater |
| Bathrooms | Two |
| Wiring | 3-Phase |
| Flood Zone | Status Unknown |
| Possession | At Closing |
| Utilities | Electricity Avail, Natural Gas, Sewer Connected, Telephone, Water City |
| Incentives | Not Applicable |
| Gross Tax | \$10287.70 (Net \$6,914) |
| Disability Features | Accessible Doors, Parking |
| Sale Includes | Building, Land |
| Special Conditions | Standard |

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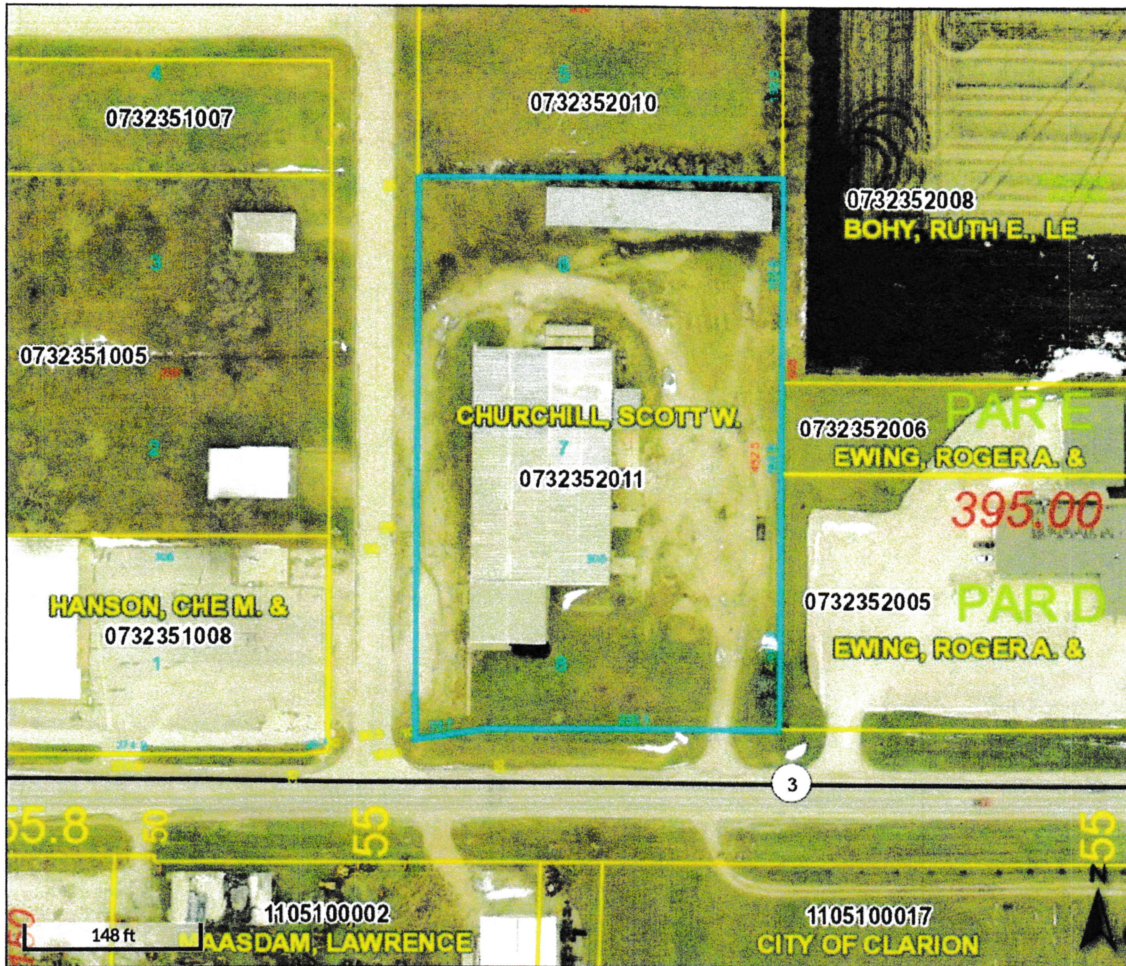
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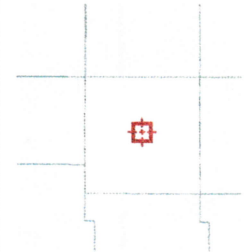
U.S. Patent 6,910,045

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Overview



Legend

- Parcels
- Roads and Highways**
 - Road
 - Interstate
 - US Hwy
 - State Hwy

| | | | | | |
|------------------|--------------------|--------------|-----|---------------|-------------------------|
| Parcel ID | 0732352011 | Alternate ID | n/a | Owner Address | Churchill, Scott W. |
| Sec/Twp/Rng | 32-92-24 | Class | I | | PO Box 92 |
| Property Address | 1601 CENTRAL AVE E | Acreage | n/a | | Le Sueur, MN 56058-0092 |
| | CLARION | | | | |

District CLARION CORP 1st CITI BANK

Brief Tax Description LOTS 6, 7 & 8 TOFT'S
ADD EXC W 10'

(Note: Not to be used on legal documents)

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| | | [5400] |

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