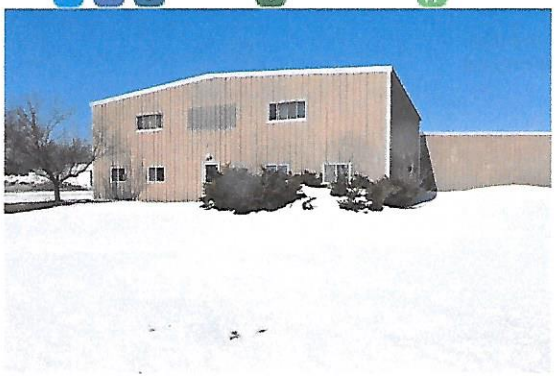
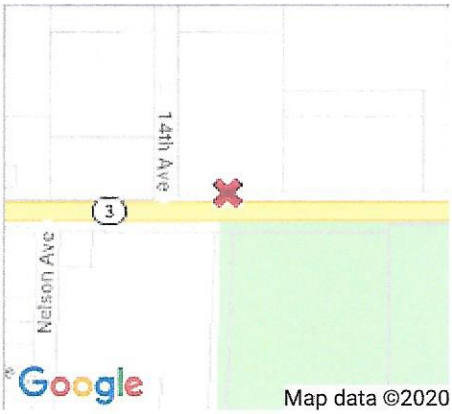
1601 E Central Avenue **Clarion IA 50525** **County: Wright** Type: **For Sale**

Status: **Active** List Price: **$215,000** Sold Price: OLP: **$215,000**

Seller Contribution:





Map Page: **999** Map Coordinate: **A1**

Directions Highway 3 on East side of Clarion

Sale/Rent	**For Sale**	Year Built	**1964**	**TAX INFORMATION**	
Style	**Industrial**	Acres	**3.08**	Property ID #	**TBD**
Current Use	**Commercial, Manufacturing, Warehouse, Storage Facility**	Lot Size Dimensions	**134,165sf**	Property ID #2	
				Property ID #3	
Construction Status	**No**			Multiple PIDs?	**No**
Total Number of Units	**3**			Tax Year	**2019**
Foundation Size				Taxes	**$6,698**
Building Finished SqFt	**24,000**			Assessed Valuation	**20,000.00**
				Tax With Assessments	**10,287.70**
List Date	**3/5/2020**	Days On Market	**5**	Assessment Pending	**Yes**
Input Date	**3/5/2020 3:38 PM**	NS Days On Market Cumulative		Homestead Desc	**Other**
Off Market Date					
Date Closed					

Mortgage Info

General Property Information

Legal Desc	**See deed for complete legal desc.**	Road Frontage	**City Street, State Road, Other**
County	**Wright**	Zoning	**Industrial,Business/Commercial**
School District Full	**999 - Unknown**	Accessible	**None**
School District Phone	**999-999-9999**	Power Company	
Section #		Owner Occupied	
Township #			
Range #			
Location	**Free Standing**		
Complex/Dev/Sub			

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

Units

Number of Efficiencies	NumUnits1	NumUnits5
Number of 1 BR Units	NumUnits2	NumUnits6
Number of 2 BR Units	NumUnits3	NumUnits7
Number of 3 BR Units	NumUnits4	

Total Number of Units 3

Information deemed reliable, but not guaranteed.

1601 E Central Avenue Clarion IA 50525 Type: **For Sale**

Structure Information

Heating	**Forced Air, Radiant**
Fuel	**Natural Gas**
Air Conditioning	**Central**
Garage Stalls	**6.00**
Parking Open	**30**
Parking Characteristics	**Gravel Lot**
Floors	**Carpet, Concrete Slab**
Walls	**Insulated, Metal**
Available Utilities	**Heating Separate**
Miscellaneous	**Loading Dock, Three Phase**
Sale Includes	**Building,Land**

Exterior	**Metal**
Roof	**Metal**
Water	**City Water/Connected**
Sewer	**City Sewer/Connected**
Basement	**None**

Auction

Auction YN **No**
Auctioneer License
Auction Type
Is Buyers Premium

Financial

Sale Mortgage Informaton

Seller Contribution
Financing Terms
Remarks Financial **Possible Owner finance**
Agent Owner **No**

Expenses / Income

Expense Electric	Expense Repair	Expenses
Expense Fuel	Expense Trash	Expense Total Ann
Expense Insurance	Expense Water Sewer	Gross Income
Expense Maintenance	Expense Caretaker	NetIncome

Additional Photos

Presented By

Darren K Robinson
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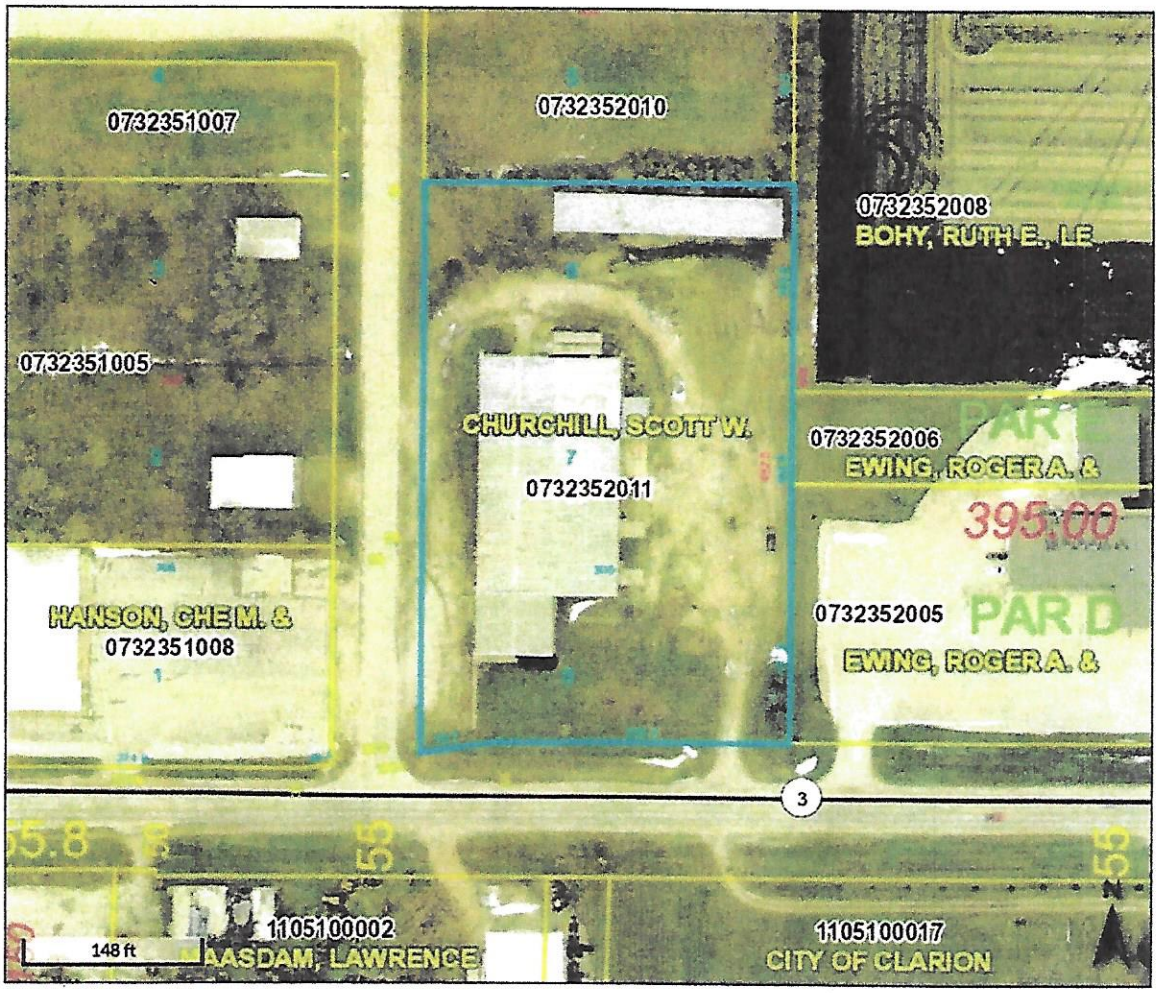
Eagle Grove IA 50533

REALTOR®

EQUAL HOUSING OPPORTUNITY

Information deemed reliable, but not guaranteed.

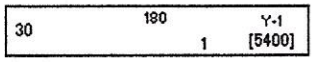
Beacon™ Wright County, IA



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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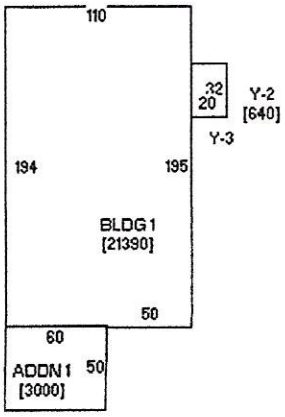
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