

# Commercial Development Land

1501 1st Avenue East  
Newton, IA 50208

Commercial development land located adjacent to Hy-Vee store in Newton, Iowa. Parcel A is located adjacent to Hy-Vee Fast N Fresh and has frontage on Highway 6. Parcel B is directly behind Hy-Vee Fast N Fresh and adjacent to store parking lot.

## Lot Size

- + Parcel A = 1.22 AC (53,143 SF)
- + Parcel B = 1.44 AC (62,726 SF)

## Sale Price

- + Parcel A = \$399,900 (\$7.54 PSF)
- + Parcel B = \$313,500 (\$5.00 PSF)

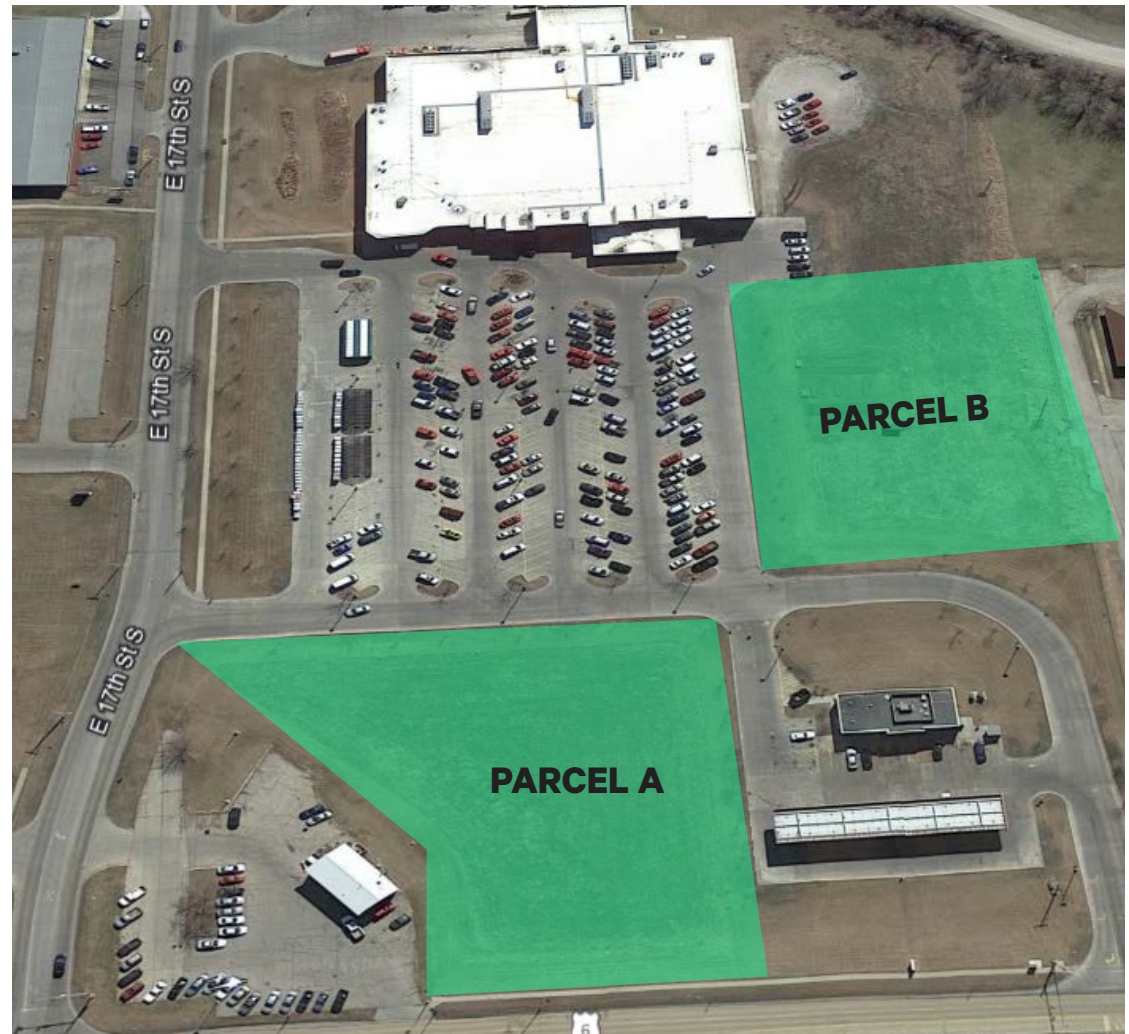
## Site Features

- + Commercial development ground on Highway 6
- + Adjacent to Hy-Vee store and Hy-Vee Fast N Fresh
- + Good retail corridor
- + Good visibility
- + Signalized intersection

## Contact Us

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Licensed in the State of Iowa



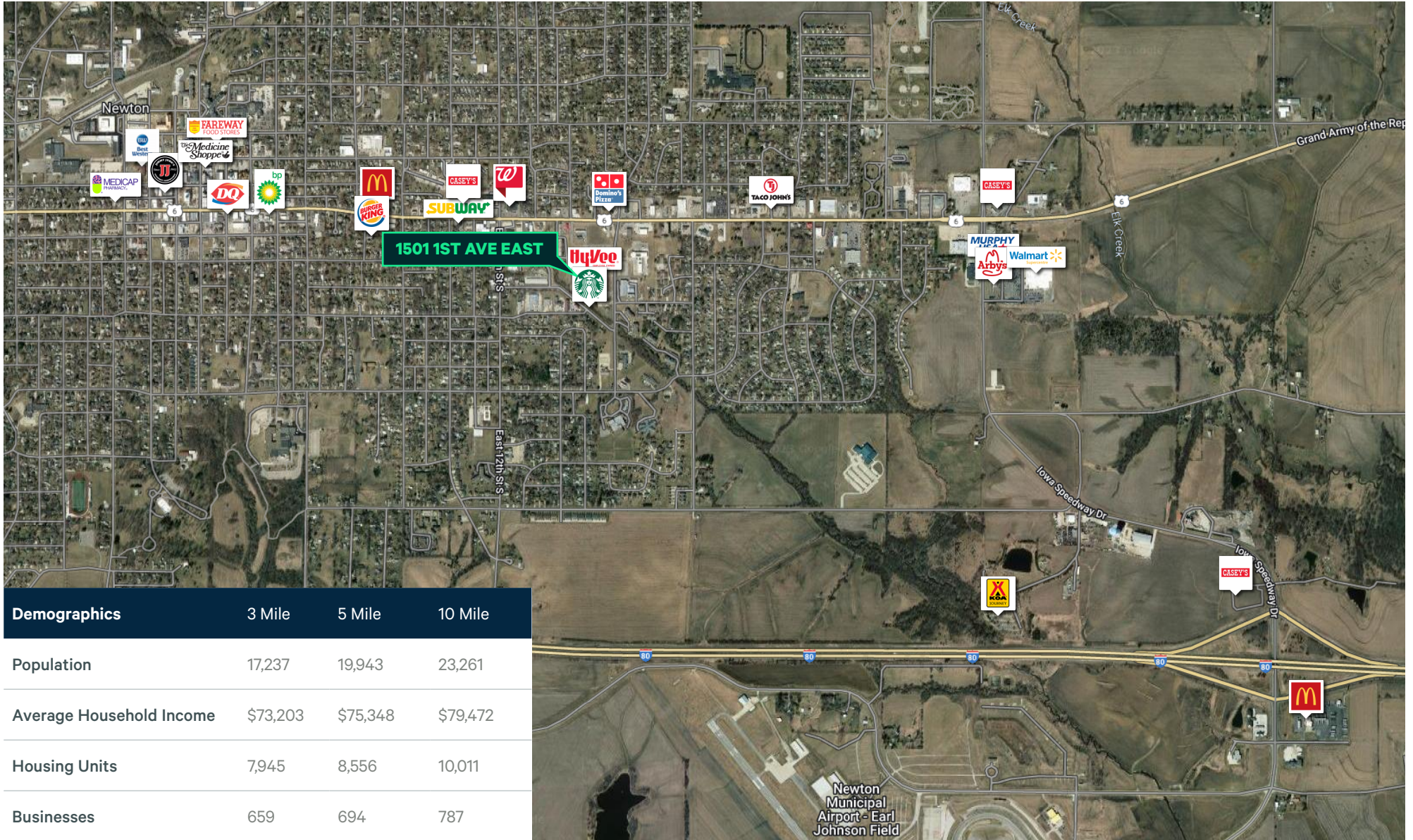




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1501 1st Avenue East | Newton, Iowa

For Sale



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