



REDEVELOPMENT
PROPERTY FOR SALE



FOR SALE

807 5th Street, Charles City, Iowa

Redevelopment property for sale in Charles City off Highway 218/Highway 27 near Floyd County Fairgrounds and Charles City business district. Situated on 1.36 acres of residential zoned land, this prime redevelopment play features 29,248 square foot building set up as a nursing home with paved parking lot, walking trail, gazebo, and 6 foot high partial vinyl fencing to the rear of the building. The site has easy access to Highway 218 / Highway 27, retail, restaurants, lodging and other amenities in Charles City. Highest and best use, low density multi-family or senior living facility. 0.7 acre lot to the west is available through Q4 contact of the seller.



REALTOR®

For more information on this property contact one of our listing agents:

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Jason Rogers, BROKER

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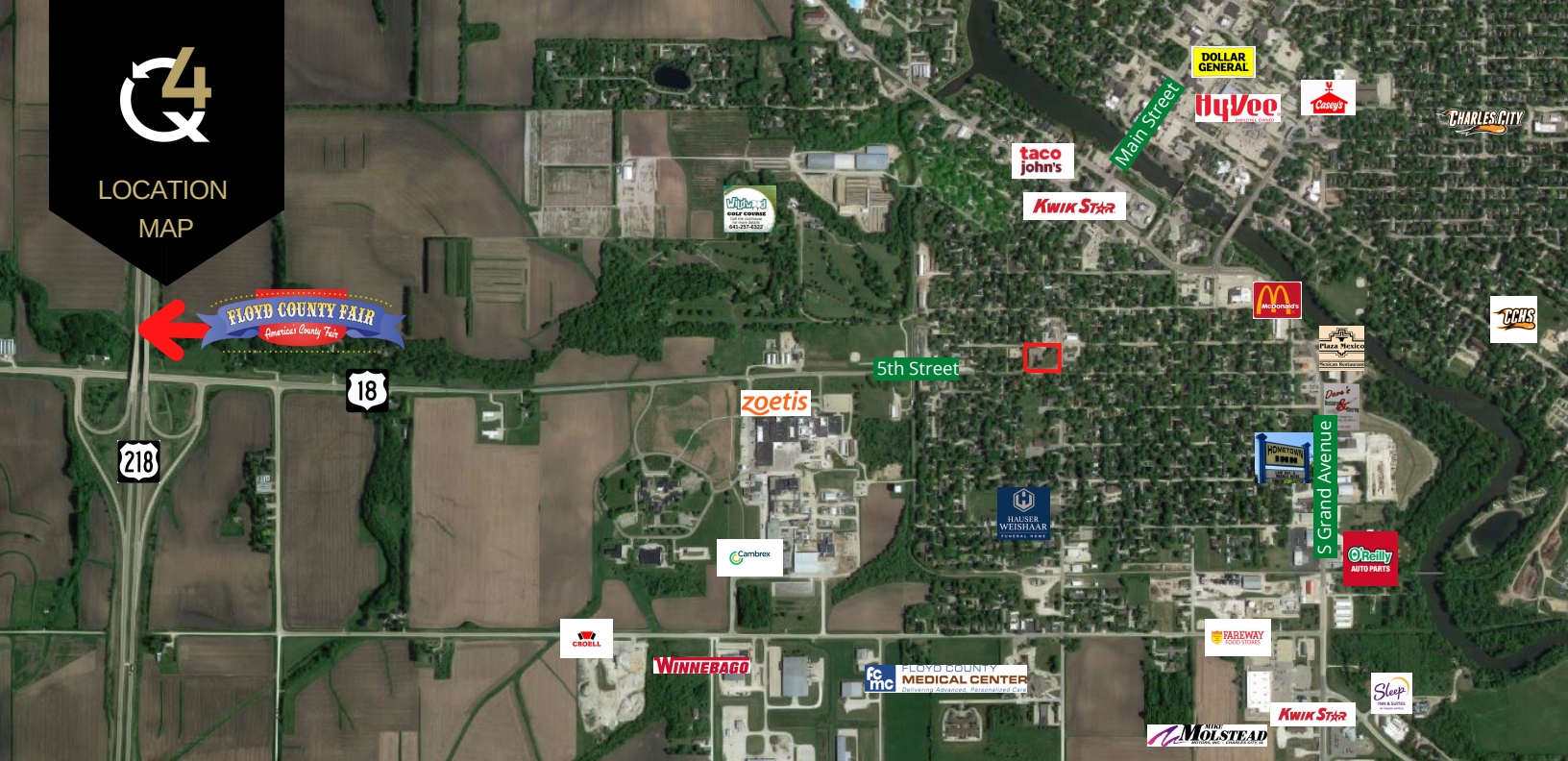
Q4realestate.com



REAL ESTATE
An Ahmann Company



LOCATION
MAP



DETAILS

807 5th Street, Charles City, Iowa

DETAILS

Sale Price: \$169,900.00

Acres: 1.36

Building Square Footage: 29,248 SF

Zoning: R-2 and B-1

Year Built: 1958 and 1969

Paved parking and walking trail

Corner lot

0.7 acre lot to West available through Q4 contact of the seller

Easy access to business district and Highway 218/27

LOCATION

Location is off S Grand Avenue/Old US Hwy 218 in Charles City, Iowa along the Cedar River, near Floyd County Fairgrounds and Wildwood Golf Course

SURROUNDING BUSINESS AND DESTINATIONS

Floyd County Fairgrounds, Reruns, Cambrex Pharmaceuticals, Croell, Inc. Winnebago Industries, Floyd Country Medical Center, Casey's, Fareway Grocery, Sleep Inn & Suites, Kwik Star, Hometown Inn of Charles City, Plaza Mexico, Wildwood Golf Course, Cedar Ridge Golf Course, Waverly Hill Dog Park, Andres Memorial Park, McDonald's, Floyd Country Museum, Charles City Police Department, Hy-Vee Grocery Store, Pub on the Cedar, and much more

