

ALL FIELDS DETAIL



**MLS #** 20255148  
**Class** COMMERCIAL  
**Type** Office/Retail  
**County** Floyd  
**Asking Price** \$490,000  
**Address** 101 9th Street  
**Unit #**  
**City** Charles City  
**State** IA  
**Zip** 50616  
**Status** ACTIVE  
**Sale/Rent** For Sale  
**Internet** Y



GENERAL

<b>Zip Code</b>	50616	<b>Region</b>	
<b>Price Type</b>	Gross	<b>Property Name/Subdivision</b>	
<b>Sale/Lease Type</b>	Normal Sale	<b>Directions to Property</b>	South side of Charles City apx 1 mile from HWY 18/218/27.
<b>Parcel #/Tax ID</b>	000111243400900	<b>Legal Description</b>	Lots Seven, Eight, Nine and Ten(7,8,9,10), in block One Hundred Twenty-One(121), Lane's Addition to St. Charles, now incorporated in and a part of Charles City, Iowa.
<b>Agent</b>	Lori L Stewart	<b>Listing Office 1</b>	Stewart Realty Company - OFC: 641-228-1111
<b>Listing Agent 2</b>	Veronica A Litterer	<b>Listing Office 2</b>	Stewart Realty Company - OFC: 641-228-1111
<b>Listing Agent 3</b>		<b>Listing Office 3</b>	
<b>Tiered Sliding</b>	No	<b>Associated Docs (Y/N)</b>	Yes
<b>Listing Date</b>	10/17/2025	<b>Expiration Date</b>	10/17/2026
<b>For Sale Y/N</b>	Yes	<b>For Lease Y/N</b>	No
<b>Investment Y/N</b>	No	<b>Gross Taxes</b>	\$9,210.00
<b>Tax Year</b>	2025	<b>Owner Name</b>	The Furniture Barn Building, L.C.
<b>Agent Owned Y/N</b>	No	<b>Agent Related to Seller</b>	No
<b>Zoning</b>	B-3	<b>Approx Lot Size (SqFt)</b>	22,400
<b>Acres</b>	0.5140	<b>Flood Insurance</b>	No
<b>Client Hit Count</b>	0	<b>Agent Hit Count</b>	13
<b>Nearest Highway</b>	Hwy 218/27	<b>Miles to Highway</b>	1
<b>Miles to Airport</b>	4	<b>Total Bldg SqFt</b>	14,080
<b>Multi-Tenant</b>	Yes	<b>Common Area</b>	Yes
<b>Avl Mnf/Warehouse SF</b>	14,080	<b>Available Office SqFt</b>	14,080
<b>Available Retail SqFt</b>	14080	<b># Drive-In Doors</b>	1
<b># Dock Doors</b>	0	<b># Rail Doors</b>	0
<b>Sprinkler Y/N</b>	No	<b>Gross Operating Income</b>	\$0
<b>Year Built</b>	1969	<b>Total Available SqFt</b>	14,080
<b>Parking Spaces Alloctd</b>		<b>Garages Y/N</b>	
<b>Fenced Y/N</b>		<b>Gross Operating Exp</b>	\$0
<b>Net Operating Inc</b>	0	<b>Income Proj/Act/Hist</b>	Actual
<b>Expenses Proj/Act/Hist</b>	Actual	<b>Lease \$/Month</b>	\$0
<b>Lease \$/SqFt</b>		<b>Lease Type</b>	None
<b>Off Market Date</b>		<b>Associated Document Count</b>	3
<b>Virtual Tour</b>	Virtual Tour	<b>Virtual Tour Branded</b>	No
<b>Virtual Tour 2 Branded</b>		<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	10/18/2025
<b>Status Date</b>	10/17/2025	<b>HotSheet Date</b>	10/17/2025
<b>Price Date</b>	10/17/2025	<b>Input Date</b>	10/17/2025 2:25 PM
<b>Original Price</b>	\$490,000	<b>Cumulative DOM</b>	3
<b>Days On Market</b>	3	<b>Showing Start Date</b>	
<b>Seller Property Disc</b>		<b>Assessed Value</b>	387,240.00
<b>Geocode Quality</b>	Exact Match	<b>Picture Count</b>	29
<b>Sold Price Per SQFT</b>		<b>Input Date</b>	10/17/2025 2:25 PM
<b>Update Date</b>	10/18/2025 2:29 PM	<b>Unique Property Identifier</b>	
<b>RESO Universal Property Identifier</b>		<b>Virtual Open House Branded</b>	

GENERAL

Legacy Area	Floor Plans Count	0
Floor Plans Update Date		

FEATURES

<b>SALE/LEASE INCLUDES</b> Building	<b>FLOOR CONSTRUCTION</b> Concrete	<b>AVAIL AT LISTING OFFICE</b> Legal Description Aerial Photo Traffic Counts Other Docs	<b>AMENITIES</b> Cable
<b>FRONTAGE/ACCESS</b> Corner Lot City Street Paved 4 Lane	<b>ROOF CONSTRUCTION</b> Metal		<b>POTENTIAL USE</b> Office Retail Other Potential Uses
<b>HEATING</b> Forced Air Zones	<b>EXTERIOR FINISH</b> Other Exterior Finish	<b>BUILDING DESCRIPTION</b> Free Standing 1 Story	<b>UTILITIES ONSITE</b> Electric Gas Water Sewer Phone
<b>COOLING</b> Central Heat Pump	<b>TERMS/LEASE</b> N/A	<b>POSSIBLE FINANCING</b> Cash Convention At Closing	<b>POSSESSION</b> At Closing
<b>WALL CONSTRUCTION</b> Steel/ST Frame	<b>SEWER</b> City Sewer	<b>SHOWING INSTRUCTIONS</b> Appointment Only Other Showing Instruction	
	<b>OWNERSHIP</b> Corporation		

FINANCIAL

<b>VOW Include</b> Yes	<b>VOW Address</b> Yes
<b>VOW Comment</b> Yes	<b>VOW AVM</b> Yes

SOLD STATUS

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Closed Price</b>
<b>Selling Agent 1</b>	<b>Selling Office 1</b>
<b>Buyers Name</b>	<b>Concessions</b>
<b>Concessions Amount</b>	<b>Concessions Comments</b>

PUBLIC REMARKS

**Public Remarks** Prime Commercial Opportunity in Charles City! Showcase your business in this impressive one-story steel-frame building offering over 14 ,080 square feet of adaptable space, plus 3,500 square feet of concrete paving. Ideally situated near U.S. Highway 218/18/27 (Avenue of the Saints) with 6,000 vehicles passing daily. This property delivers excellent visibility and easy access for customers and vendors alike. Zoned B-3 (Highway Commercial District) and fully serviced with city water, sewer, natural gas, electric and Mediacom internet. The site is perfectly suited for retail, showroom, offices or warehouse use with a rear entrance that includes a 10 foot wide x 10 foot high overhead door. High-traffic location, strong infrastructure, and endless potential — this is where your business belongs!

AGENT REMARKS

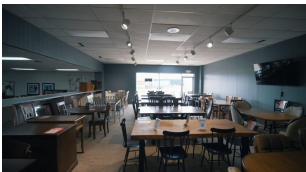
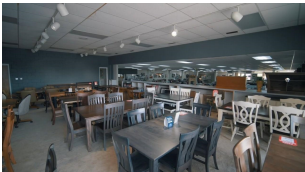
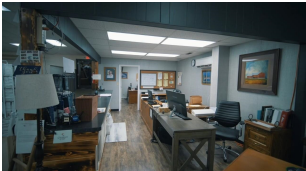
**Agent Remarks** Call Stewart Realty Company 641-228-1111 or agent for showing confirmations. Showings shall be restricted to before or after business hours. Contact the City Engineer for details regarding current ordinances and parking. Vacant lease space carries an USPS address of: 107 9th Street, CC. Artist Contract for mural painted on building - available upon request. Exterior perimeter cameras are active, no interior cameras.

AD REMARKS

Ad Remarks

ADDITIONAL PICTURES





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