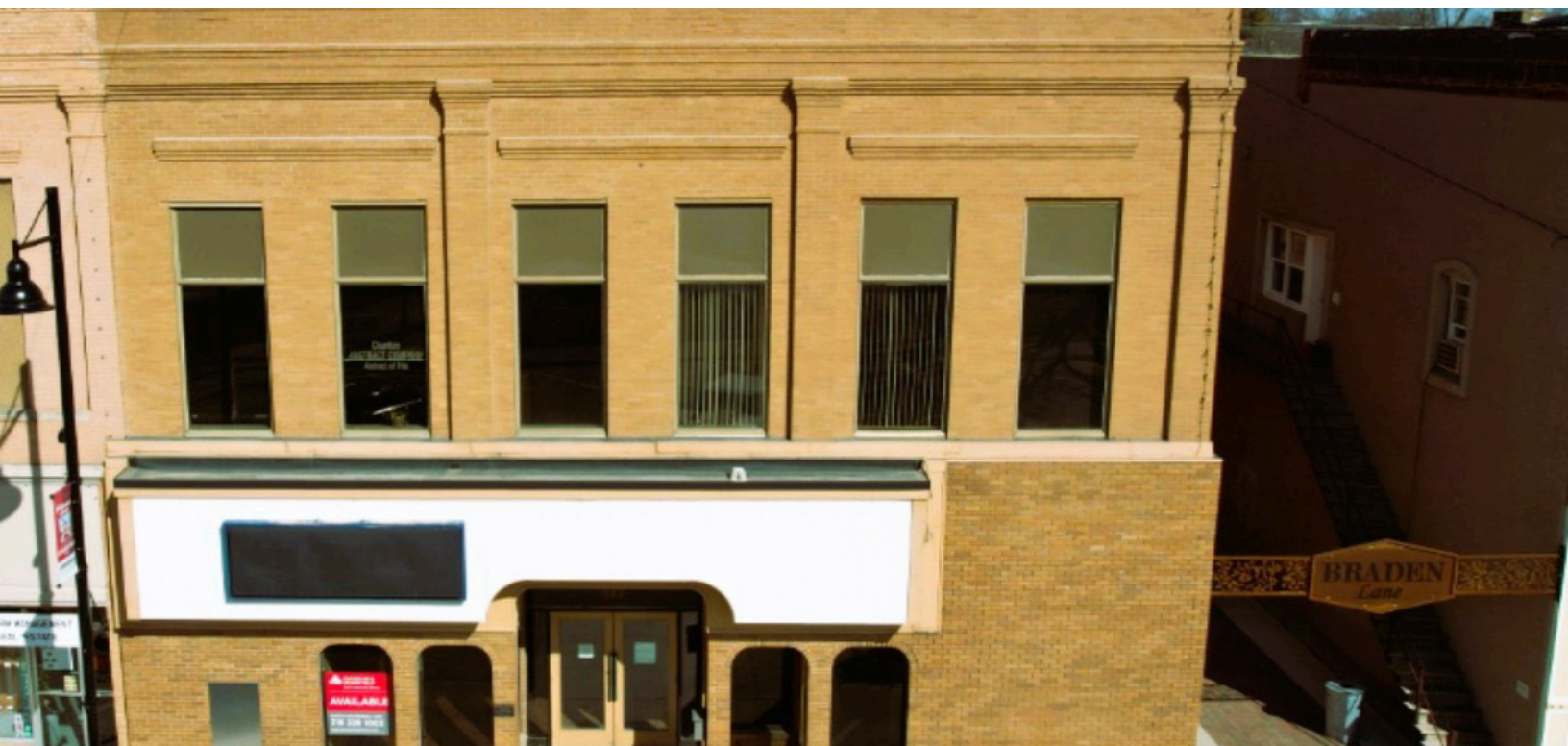




FOR LEASE

5750-1150_{SF}



917 Braden Ave

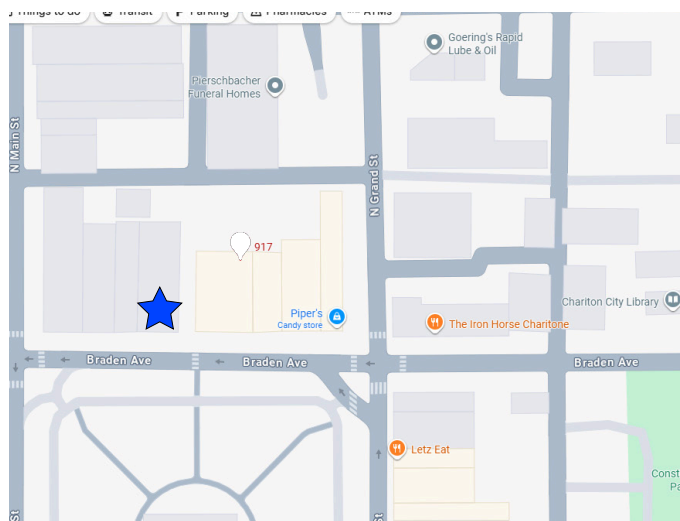
Chariton, Iowa 50049

PROPERTY HIGHLIGHTS

- 5,750 SF main floor plus 5,750 SF upper floor
- 3,200 SF basement storage
- Inspected, operational elevator
- 0.18 acre lot plus parking lot
- Historic State Savings Bank, built 1901
- Fully renovated, class A space
- 4-separate bathrooms
- Commercial kitchen and activity space
- Will build to suit

PROPERTY OVERVIEW

Large, historic and solid class A office building. Centrally located in the heart of Chariton City. Front and Rear access, many upgrades. Formerly used as financial building. Many separate offices throughout. Conference rooms, document vault, commercial kitchen upstairs. Reserved parking lot behind building. LED lighting, New HVAC, multizone temperature control. Wired for Cat5 throughout. Take as is or build to suit for tenant.



For More Information

SHUMAN ENTERPRISES

801-603-7930

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