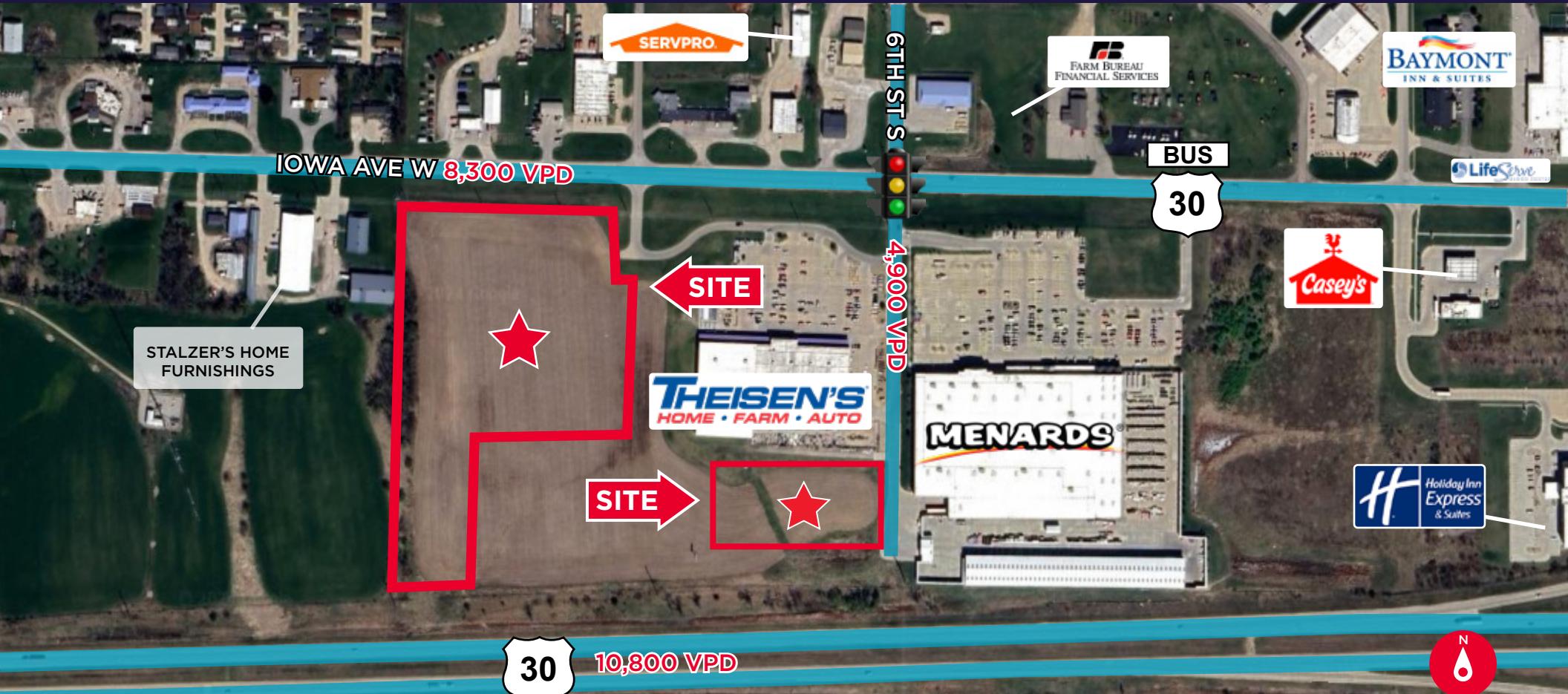


602 IOWA AVE W | LOTS FOR SALE

MARSHALLTOWN, IOWA 50158

LOT 1: \$1,287,198 +/- 9.85 AC

LOT 2: \$200,000 +/- 2.29 AC



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CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

602 IOWA AVE W | LOT 1

MARSHALLTOWN, IOWA 50158

FOR SALE: \$1,287,198 | +/- 9.85 AC

- +/- 9.85 acres available
- In close proximity to Theisen's Home Farm & Auto of Marshalltown
- Located off of Bus Hwy 30 and within minutes of Hwy 30
- Nearby businesses include: Theisen's Home Farm & Auto, Menard's, ServPro of Marshalltown, Taco Bell, Hampton Inn, Culver's, Applebee's, and the Central Iowa Farm Store



Iowa Commercial Advisors

602 IOWA AVE W | LOT 2

MARSHALLTOWN, IOWA 50158

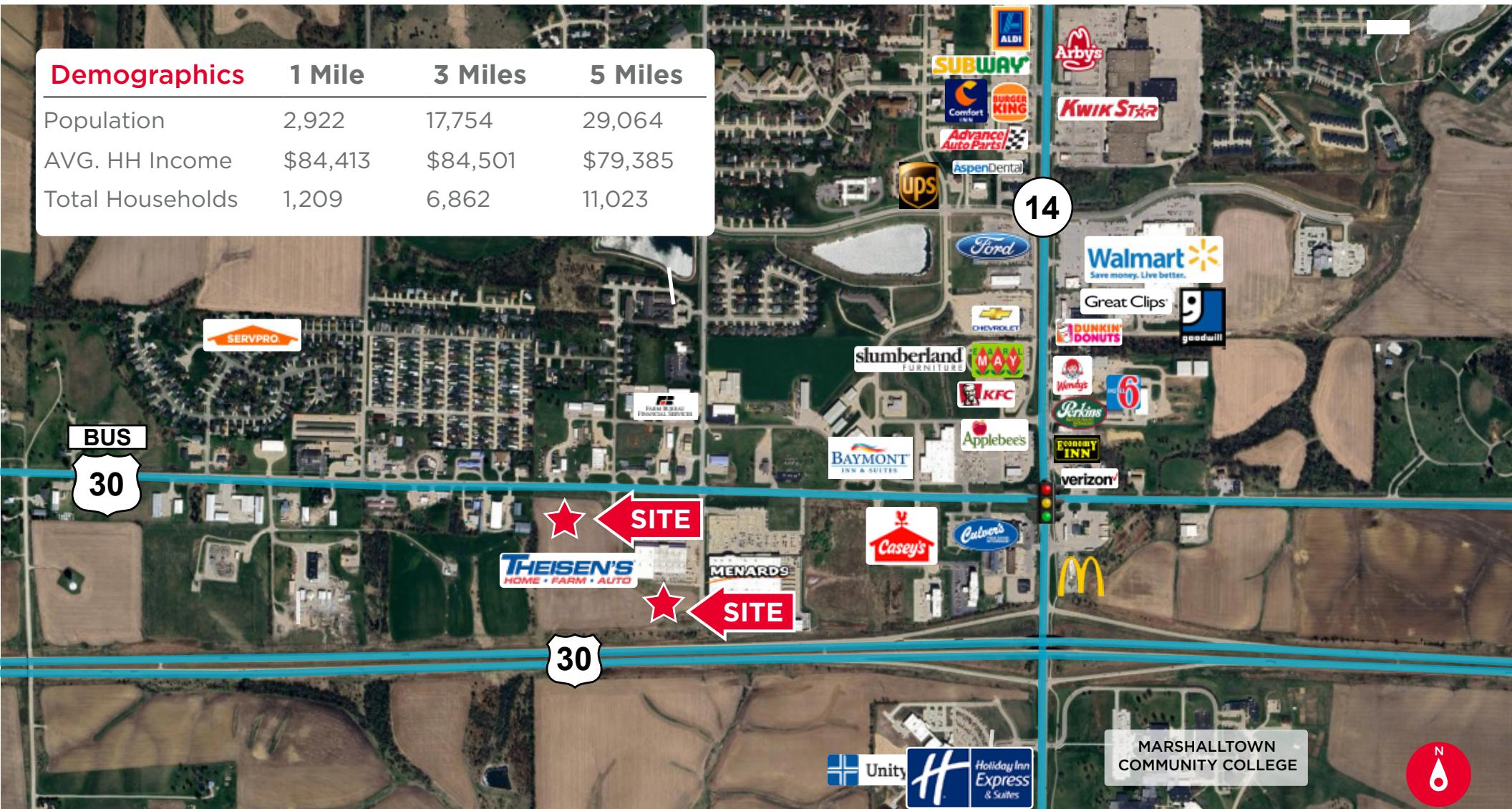
FOR SALE: \$200,000 | +/- 2.29 AC

- +/- 2.29 acres available
- In close proximity to Theisen's Home Farm & Auto of Marshalltown
- Located off of Bus Hwy 30 and within minutes of Hwy 30
- Nearby businesses include: Theisen's Home Farm & Auto, Menard's, ServPro of Marshalltown, Taco Bell, Hampton Inn, Culver's, Applebee's, and the Central Iowa Farm Store



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AERIAL & DEMOGRAPHICS



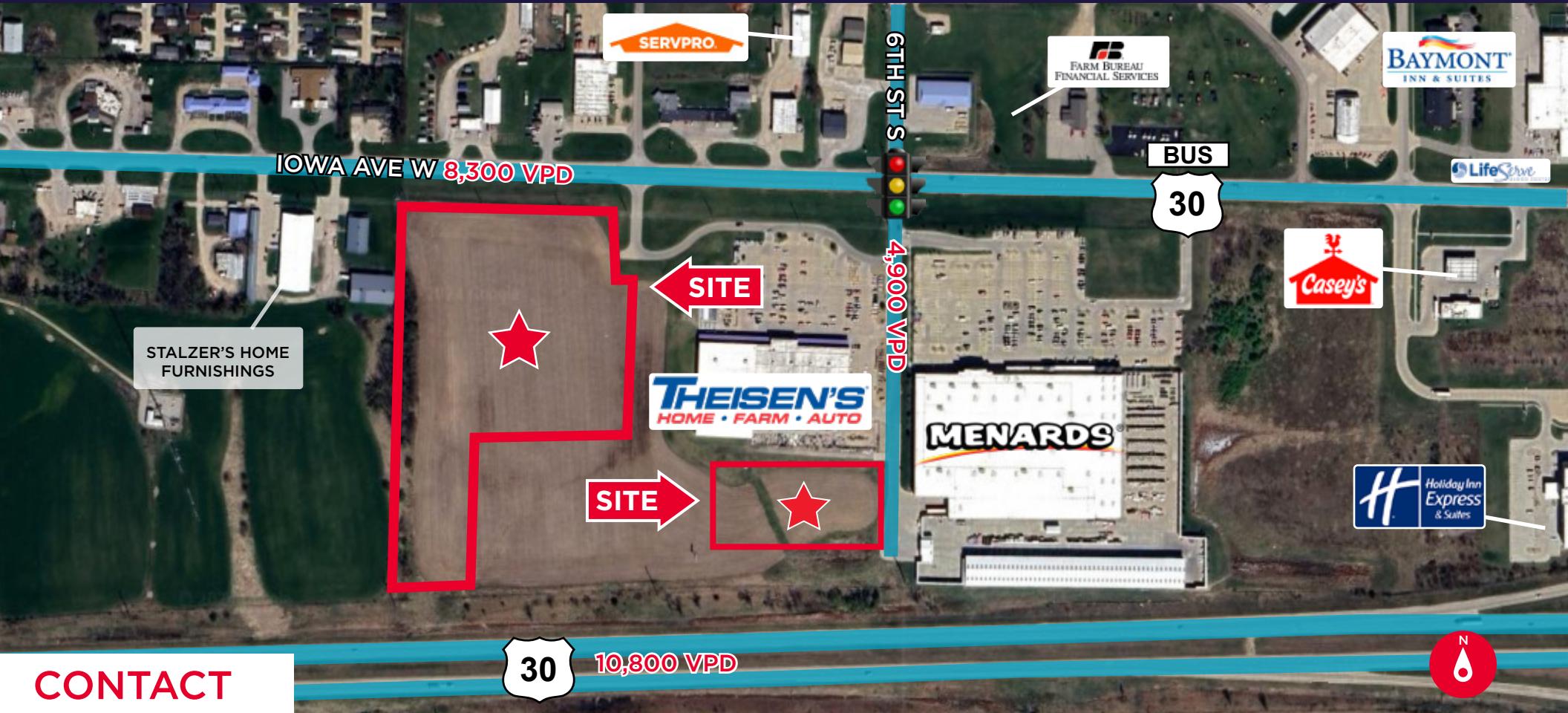
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602 IOWA AVE W | LOTS FOR SALE

MARSHALLTOWN, IOWA 50158

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