



FOR SALE

1112 CHATBURN AVE
HARLAN, IA 51537

2,880 SF | \$225,000 | EXPANSION OPPORTUNITY

COREY SEDREL

Senior Associate

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

PROPERTY HIGHLIGHTS

- Building is fully conditioned
- 9' x 10' Drive-In Door
- Restroom
- Excess land available for building expansion
- Well-maintained building with recent upgrades
- Strong visibility along Chatburn Avenue
- Convenient 54 minute drive to Omaha
- 10 miles north of Interstate 80



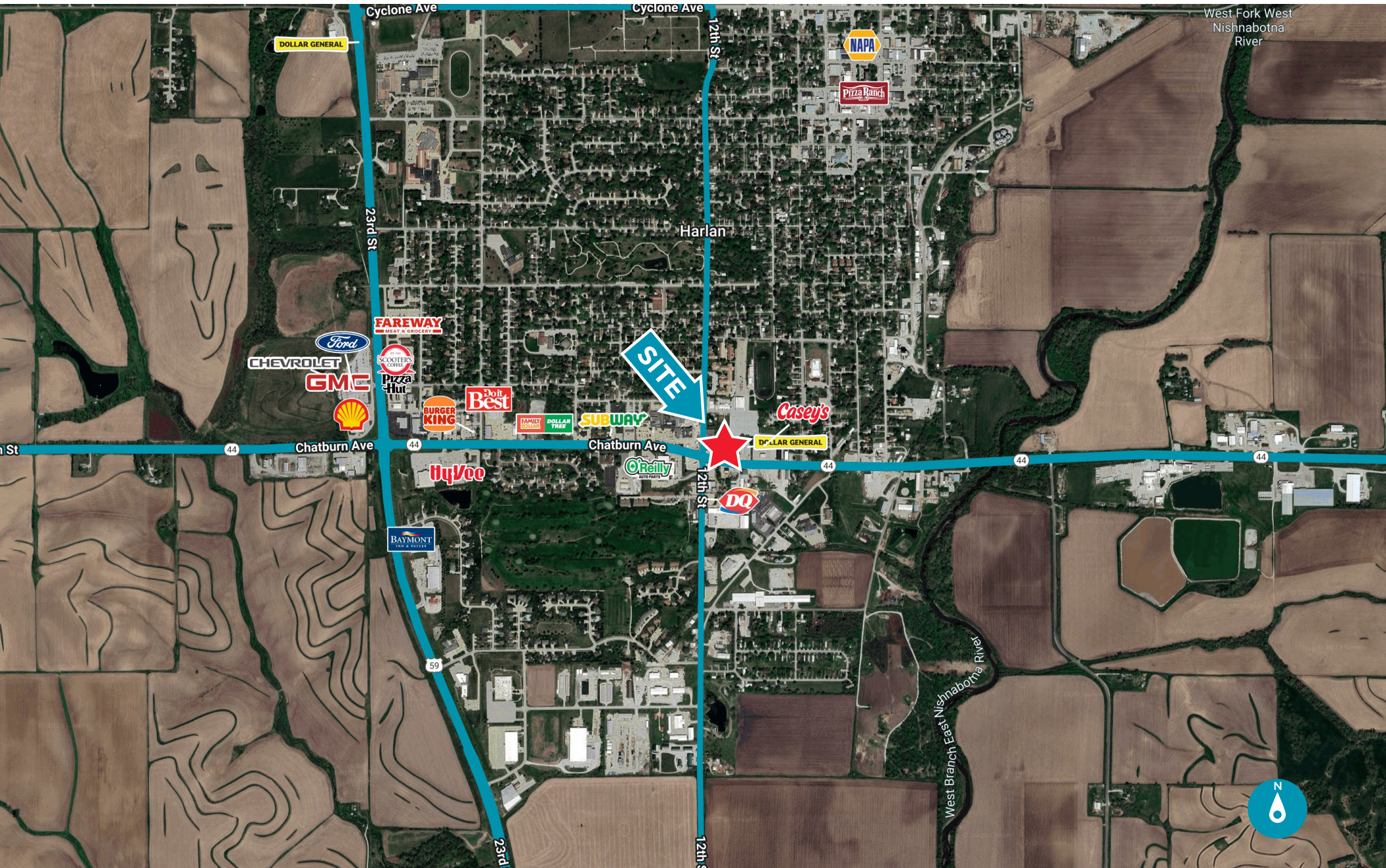
PROPERTY FEATURES

Building Size:	2,880 SF
Land Size:	0.7 Acres (estimated)
Drive-In Door:	1 (9' x 10')
Year Built:	2012
Zoning:	Commercial
Floors:	1
Occupancy:	Available Immediately
Sale Price:	\$225,000

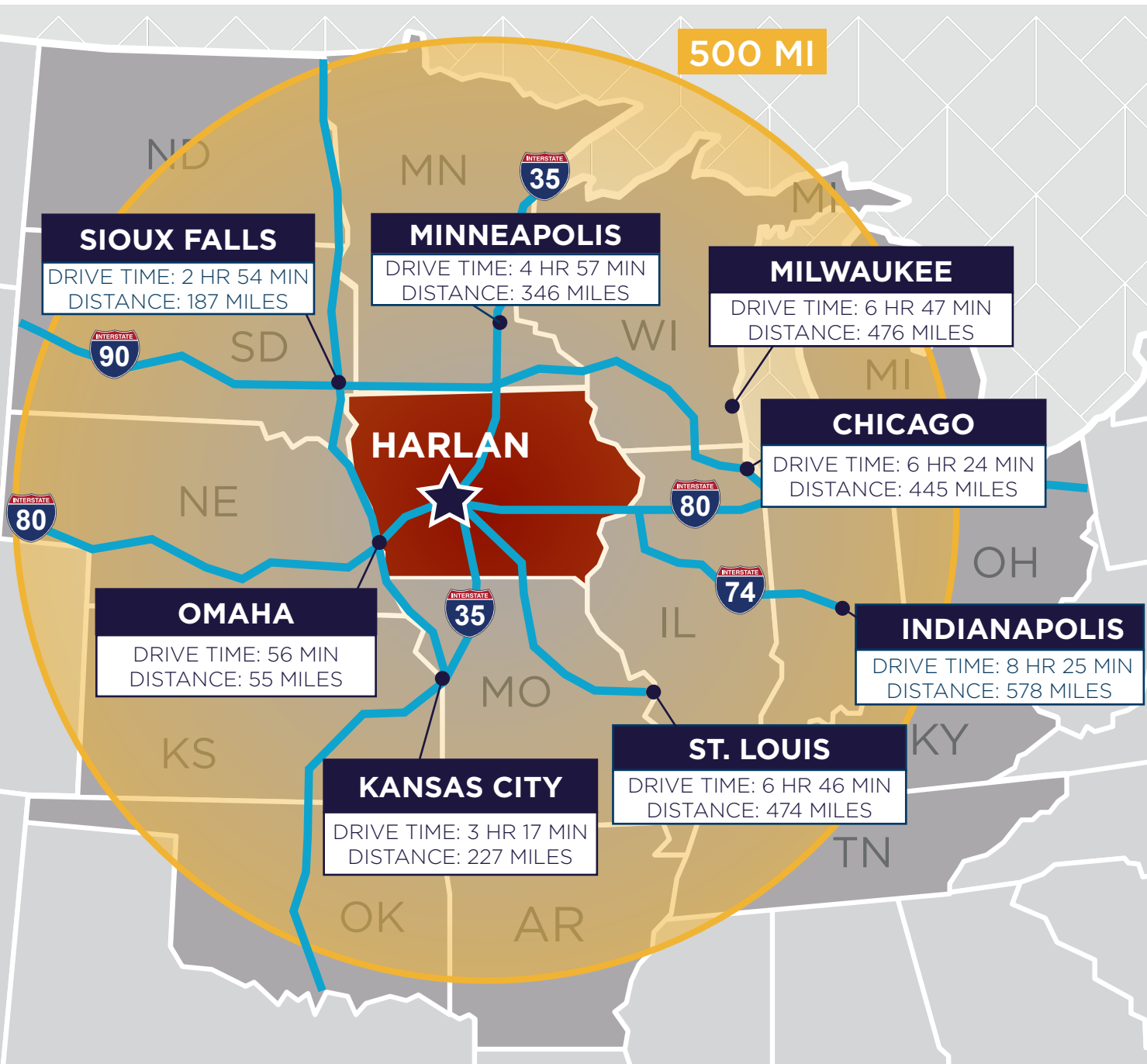
***Adjacent property is for sale/lease for
\$395,000/\$3.50 PSF NNN**



LOCATION



MIDWEST HUB





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