

FOR SALE

220 Edwin Skinner Parkway SW

ALTOONA | IOWA



PROPERTY FEATURES

For Sale \$6/SF —Commercial/Office Lot

- ▶ 1.14 acre C-2 General Commercial parcel in Ironwood South, a mixed use development in south Altoona
- ▶ Located adjacent to new Casey's convenience store
- ▶ New curb cut on Edwin Skinner Parkway and fully paved shared frontage drive provides exceptional full access
- ▶ All utilities stubbed to property and shared stormwater detention basin already constructed
- ▶ Nearby features and amenities include: Clay Elementary, Ironwood Park, Hy-Vee, Spring Creek Sports Complex and Park, and hundreds of new homes and apartments

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ERIC GRUBB

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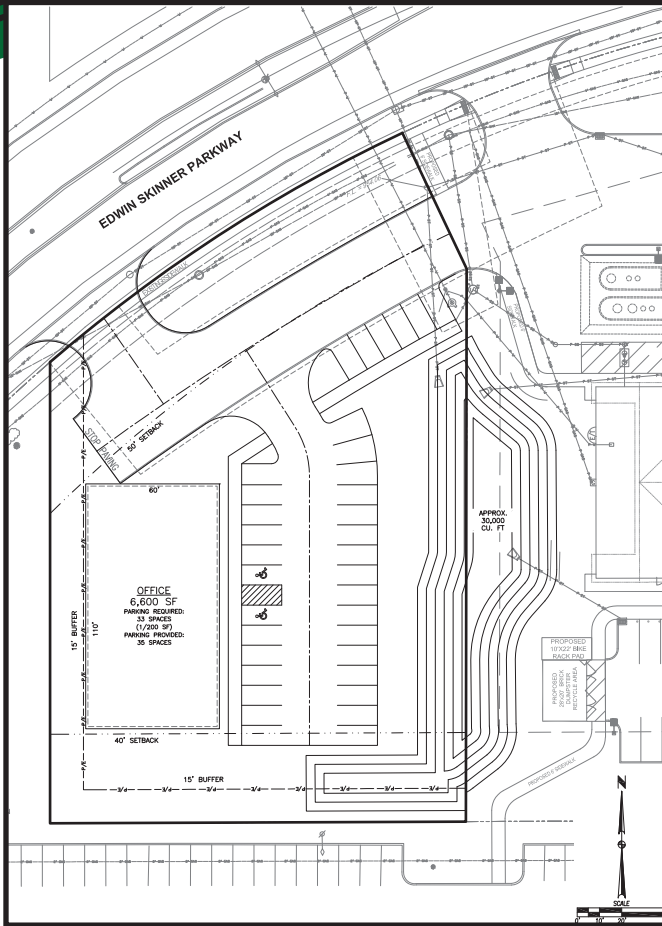
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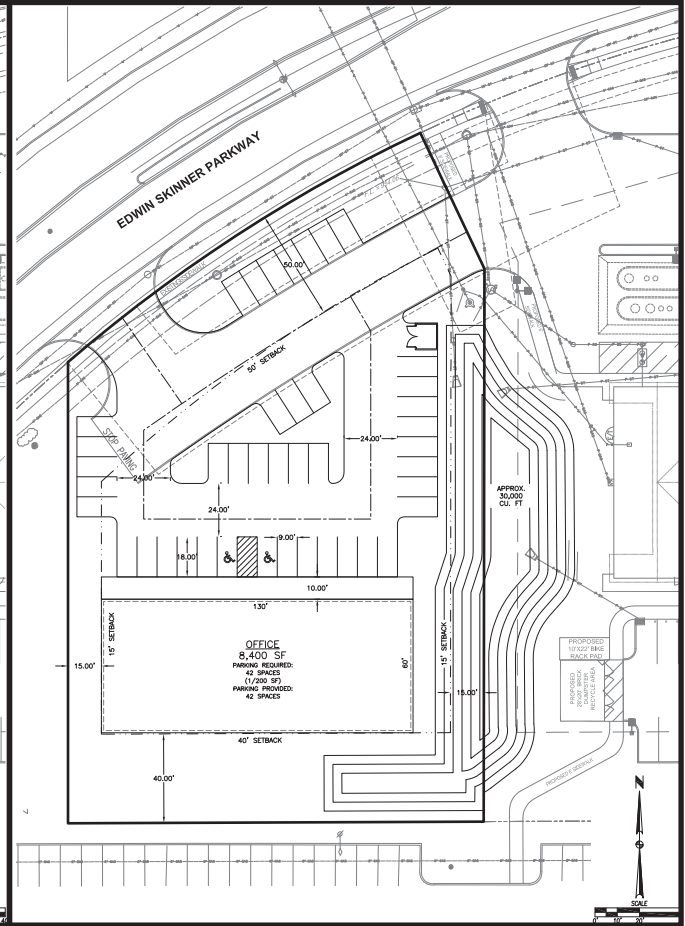
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Potential Concept One



Potential Concept Two

PROPERTY FEATURES

- ▶ Uses allowed in C-2 General Commercial include but are not limited to: Retail, Office, Auto, Car Wash, Medical, Restaurant, and Veterinary
- ▶ Build to Suit/For Lease opportunities also available



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