

FOR SALE

Investment, Retail, Special Purpose



5913 Troy Mills Rd
Troy Mills, IA

JIM ANGSTMAN, REALTOR, CCIM

319-540-1800

JimAngstman@Realty87.com

Licensed in the State of Iowa

REALTY87
COMMERCIAL

JIM ZACHAR, REALTOR

319-389-0008

JimZachar@Realty87.com

Licensed in the State of Iowa

PROPERTY FEATURES - CONVENIENCE STORE



GROSS SQUARE FEET: 2,256



LOT SIZE: 23,353 SF



YEAR BUILT: 1984



ZONING: Commercial



TRAFFIC COUNT: 1,200 + daily



PARKING: Off-street



KITCHEN: Operational Deli kitchen with hood/fire fan suppression system



RESTROOM: Yes



DINING AREA/SOCIAL ROOM: Yes



GAS PUMP & TANKS: Have been tested recently



DETAILS:

- Sale includes: 2 buildings, shed, gas pump and propane tank
- Fixtures, furniture & equipment included

PRICE:

- \$259,000

5913 Troy Mills Rd
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PROPERTY FEATURES - SHOP



GROSS SQUARE FEET: 1,531



OFFICE: Yes



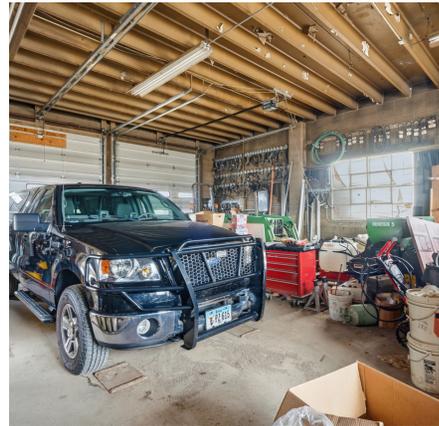
HVAC: Window/Wall Air



DRIVE-INS: (2) 8'x12' overhead doors



PARKING: Off-street



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AERIAL



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5408 Blairs Forest Way NE | Cedar Rapids, IA 52402

Buyer to verify all information. Information is deemed reliable, but not guaranteed.
Data: Realtor Property Resource (RPR &/or IowaDOT)