

REAL ESTATE FACT SHEET

OFFERED FOR SALE EXCLUSIVELY BY BIRKENHOLZ REALTY

OFFICE or RETAIL USE BUILDING

Address: 303 S 2nd Ave W, Newton, Iowa 50208

Location: Excellent location for many commercial uses. Central Business District area. Excellent access and visibility.

Access: Corner lot with alley access in place.

Size: Building has a total of +/-1,564 SF. Current finish is office and therapy office finish.

Land: Parcel includes +/-8,712 SF. Adjacent corner lot is included.

Zoning: C-CBD; Commercial – Central Business District.

Assessment: Assessed \$159,780.00 for both PIN 0834156003 and 0834156007. Annual tax is \$2,758.00 for both PIN numbers.

Utilities: All utilities available in building.

Condition: Updated maintenance-free exterior and updated windows. Property in good condition.

Price: **Asking sale price of \$255,000.00.**

Improvements: Building has good quality office finish. Newer windows and newer maintenance free exterior.

Summary: Outstanding location in CBD area of Newton. Excellent site for retail, or office uses. Easy access location in the CDB portion of Newton.

Contact: Birkenholz Realty, 110 N. 2nd Ave E, Newton, IA 50208

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*** The information contained herein and contained in any supplemental documents has been furnished by the Owner, and every effort has been made to provide accurate information. However, the Brokers involved are not responsible for misstatement of facts, errors, omission, prior sale or lease, or withdrawal from market without notice.