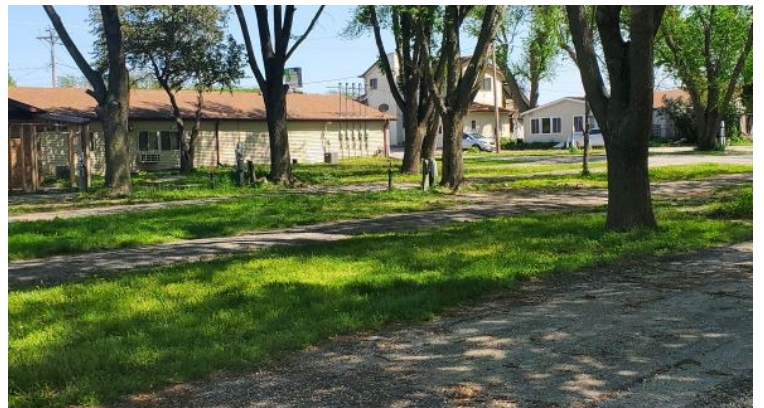


Development Land FOR SALE

**2007 S US HWY 59
Shenandoah, IA 51601**

Property Highlights

- \$795,000
- 3.75 AC / 163,350 SF
- 6 Unit Motel – 4,112 SF
- Concrete Parking– 13,350 SF
- Excellent Highway Visibility
- Highway Signage
- Lighted Intersection
- Cross Roads of HWY 59 & Airport Road/Nishna Road



Offering Summary

Available SF:	4,112 SF
Sale Price	\$795,000
Year Built	1940
Year Renovated	1980
Lot Size	3.75
Zoning	C– Commercial
Traffic Count	2,684

Listed By:

Mike Blackmon

Cell: (402) 981-7337

Mike.Blackmon@bhhsambcommercial.com

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PROPERTY DETAILS

For Sale: \$795,000

2007 S US HWY 59

Shenandoah, IA 51601

Property Details

Property Type	Land
Zoning	C- Commercial
Lot Size	3.75 AC
Traffic Count	2,684
Cross Streets	Fremont St & US 59
Property Taxes	\$2,222.00

Parking & Transportation

Parking Type	Surface
Parking Spaces	15

Utilities & Amenities

Central HVAC	Yes
Restrooms	8 / 2 Sink Kitchens

Location Information

Building Name	59er Motel & Campground
Street Address	2007 S US HWY 59
City, State, Zip	Shenandoah, IA 51601
County/Township	Fremont

Building Information

Building Size	4,112 SF
Building Class	C
Number of Floors	1
Year Built	1940
Year Renovated	1980

Camp Ground

25 Spaces
City Sewer
Electric to Each Space
Cable Available From Media Comm
Zoning and Code Jurisdiction: Fremont Country Iowa
No License Required

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	2,454	5,057	5,356
Households	1,106	2,258	2,383
HH Income	\$60,973	\$62,317	\$63,260

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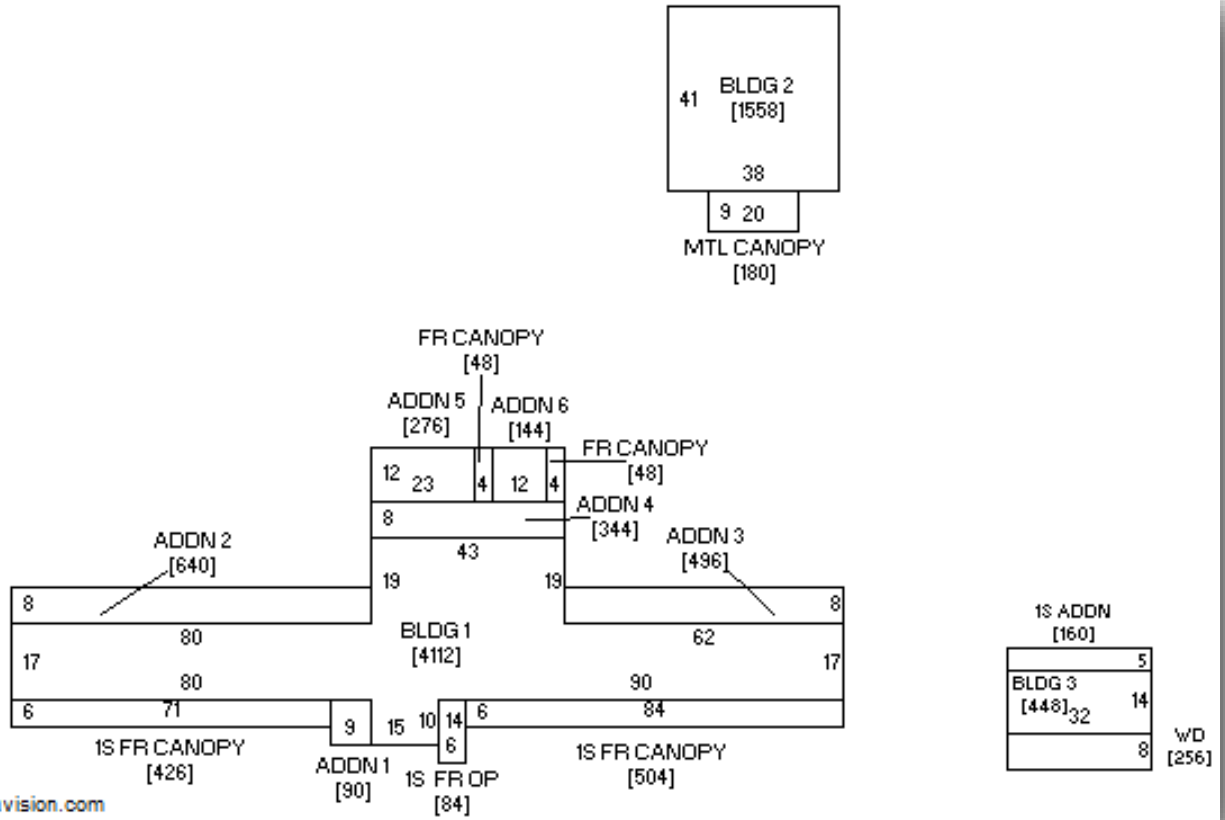
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BUILDING LAYOUT

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RETAILER AERIAL

For Sale: \$795,000

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Retailers

H&R Block	State Farm Insurance	Orscheln Farm & Home
Chevrolet	U-Haul	Department of Veteran Affairs
Walmart	Floors To Go	SWI World Travel & Tours
O'Reilly Auto Parts	Subway	
McDonald's	Hy-Vee	



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PLOT AERIAL

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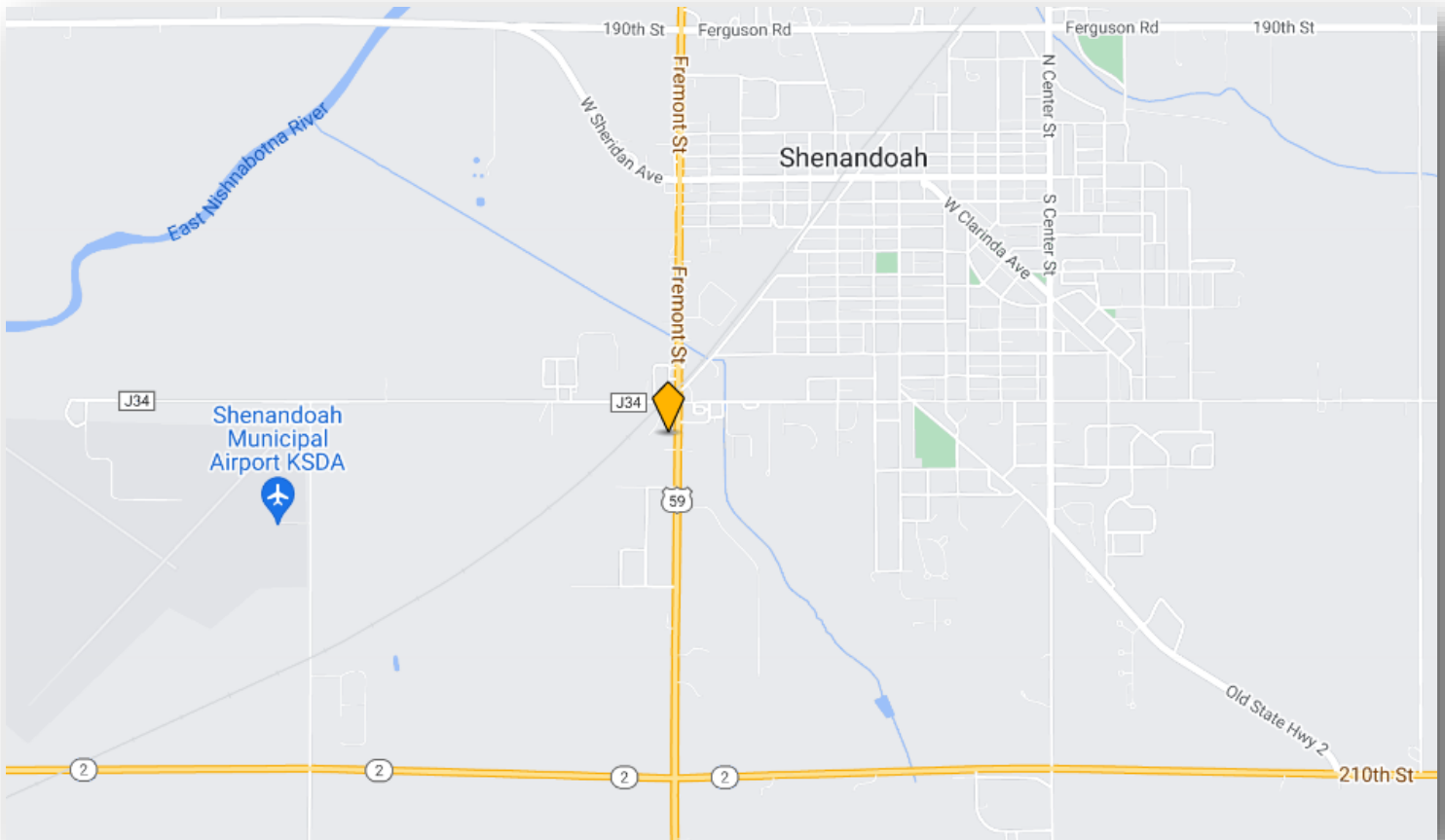
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MAP AERIAL

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PHOTOS

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