

ALL FIELDS DETAIL



MLS # 20260772
Class COMMERCIAL
Type Office/Retail
County Floyd
Asking Price \$69,000
Address 1004 5th Avenue
Unit #
City Charles City
State IA
Zip 50616
Status ACTIVE
Sale/Rent For Sale
Internet Y



GENERAL

Zip Code	50616	Region	
Price Type	Gross	Property Name/Subdivision	
Sale/Lease Type	Normal Sale	Directions to Property	US Hwy 18. Lat/Lon: 43.06719732, -92.65787165
Parcel #/Tax ID	120722600200	Legal Description	The North One-hundred (100) feet of the East 67.41 feet of Lot One (1), Block Two (2), Jesse C. Lynch Addition to Charles City, Iowa
Agent	Dean A Stewart - Cell: 641-330-2977	Listing Office 1	Stewart Realty Company - OFC: 641-228-1111
Listing Agent 2		Listing Office 2	
Listing Agent 3		Listing Office 3	
Tiered Sliding	No	Associated Docs (Y/N)	
Listing Date	2/24/2026	Expiration Date	8/23/2026
For Sale Y/N	Yes	For Lease Y/N	No
Investment Y/N	Yes	Gross Taxes	\$660.00
Tax Year	2025	Owner Name	Colin H. Stock & Stephanie L. Stock
Agent Owned Y/N	No	Agent Related to Seller	No
Zoning	B-3	Approx Lot Size (SqFt)	6700
Acres	0.1540	Flood Insurance	No
Client Hit Count	0	Agent Hit Count	10
Nearest Highway	US Highway 18	Miles to Highway	0
Miles to Airport	3	Total Bldg SqFt	1,500
Multi-Tenant	No	Common Area	No
Avl Mnf/Warehouse SF	1,140	Available Office SqFt	360
Available Retail SqFt	1,140	# Drive-In Doors	1
# Dock Doors	0	# Rail Doors	0
Sprinkler Y/N	No	Gross Operating Income	\$0
Year Built	1950	Total Available SqFt	1,500
Parking Spaces Alloctd		Garages Y/N	No
Fenced Y/N		Gross Operating Exp	\$0
Net Operating Inc	0	Income Proj/Act/Hist	Actual
Expenses Proj/Act/Hist	Actual	Lease \$/Month	\$0
Lease \$/SqFt		Lease Type	None
Off Market Date		Associated Document Count	0
Virtual Tour	Virtual Tour	Virtual Tour Branded	No
Virtual Tour 2 Branded		Search By Map	
Tax ID		Update Date	2/25/2026
Status Date	2/25/2026	HotSheet Date	2/25/2026
Price Date	2/25/2026	Input Date	2/25/2026 10:47 PM
Original Price	\$69,000	Cumulative DOM	2
Days On Market	2	Showing Start Date	
Seller Property Disc		Assessed Value	41,060.00
Geocode Quality	Exact Match	Picture Count	21
Sold Price Per SQFT		Input Date	2/25/2026 10:47 PM
Update Date	2/25/2026 10:47 PM	Unique Property Identifier	
RESO Universal Property Identifier		Virtual Open House Branded	
Legacy Area		Floor Plans Count	0
Floor Plans Update Date			

FEATURES

SALE/LEASE INCLUDES

Land
Building
Trade Fixtures
Furniture

LOCATION

Other Location

FRONTAGE/ACCESS

City Street
Paved 2 Lane
State Road

HEATING

Forced Air
Gas

COOLING

Central

WALL CONSTRUCTION

Block
Masonry

FINANCIAL

VOW Include Yes
VOW Comment Yes

FLOOR CONSTRUCTION

Carpeted
Concrete

ROOF CONSTRUCTION

Metal
Sloped

EXTERIOR FINISH

Brick

TERMS/LEASE

N/A

SEWER

City Sewer

OWNER PAYS

All
Internal Maintenance

TENANT PAYS

N/A

OWNERSHIP

Joint Tenant

AVAIL AT LISTING OFFICE

Legal Description
Aerial Photo
Traffic Counts
Topo Map

BUILDING DESCRIPTION

Free Standing
1 Story

TAX INCENTIVE

In City Limit

POSSIBLE FINANCING

Cash Convention

SHOWING INSTRUCTIONS

Appointment Only
Call LO
Call Listing Agent
Sign On Property

MISCELLANEOUS

Close to Shopping
Other Miscellaneous

POTENTIAL USE

Office
Retail
Other Potential Uses

UTILITIES ONSITE

Electric
Gas
Water
Sewer
Phone

POSSESSION

At Closing

SOLD STATUS

How Sold
Closing Date
Selling Agent 1
Buyers Name
Concessions Amount

Contract Date
Closed Price
Selling Office 1
Concessions
Concessions Comments

PUBLIC REMARKS

Public Remarks COMMERCIAL REAL ESTATE – Great visibility - 1,500 Square Feet - Masonry Structure – Parcel abuts US Highway 18. Modest price -point commercial real estate with a B-3 Service Business District zoning classification. The building is divided into three areas which include a front office reception/point of sale area & private business office (approximately 360 SqFt) and a workshop/inventory bay with south-facing overhead door & drive-in access (approximately 1,140 SqFt). This real estate has been a longstanding commercial property and is located along one of Charles City’s most active business corridors. Ideal for those businesses desiring additional square feet and a strong commercial presence.

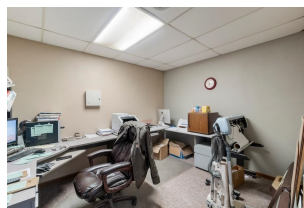
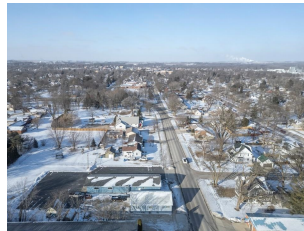
AGENT REMARKS

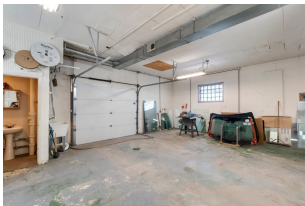
Agent Remarks Contact Stewart Realty Company/Listing Agent to arrange showings. Key is located at and returned to Stewart Realty Company.

AD REMARKS

Ad Remarks

ADDITIONAL PICTURES





DISCLAIMER

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