

Property Information:

- Offering Price: \$249,000
- Lot Size: 3.05 Acres
- 132,858 SF
- City Sewer to Site
- City Water to Site
- Electricity to Site
- Natural Gas to Site
- High Traffic
- High Visibility
- Hard Corner Site
- 3 Stop Signs
- Easy Ingress & Egress

- Taxes: \$254
- Tax Year 2017
- Great for Multiple Uses
- Minutes to I-29
- Minutes to Omaha
- Buyer to Satisfy Themselves with Availability of City Services, Utilities and Zoning

INFORMATION CONTAINED HEREIN IS TAKEN FROM SOURCES DEEMED RELIABLE. EVERY EFFORT HAS BEEN MADE TO ASSURE ACCURACY. HOWEVER, THE INFORMATION IS NOT GUARANTEED. ANY ITEM THAT YOU BELIEVE TO BE IMPORTANT REGARDING YOUR DECISION TO PURCHASE AND/OR LEASE THE SUBJECT PROPERTY SHOULD BE INDEPENDENTLY VERIFIED.

Mike Morse
1-402-677-6356
mike@morse-re.com

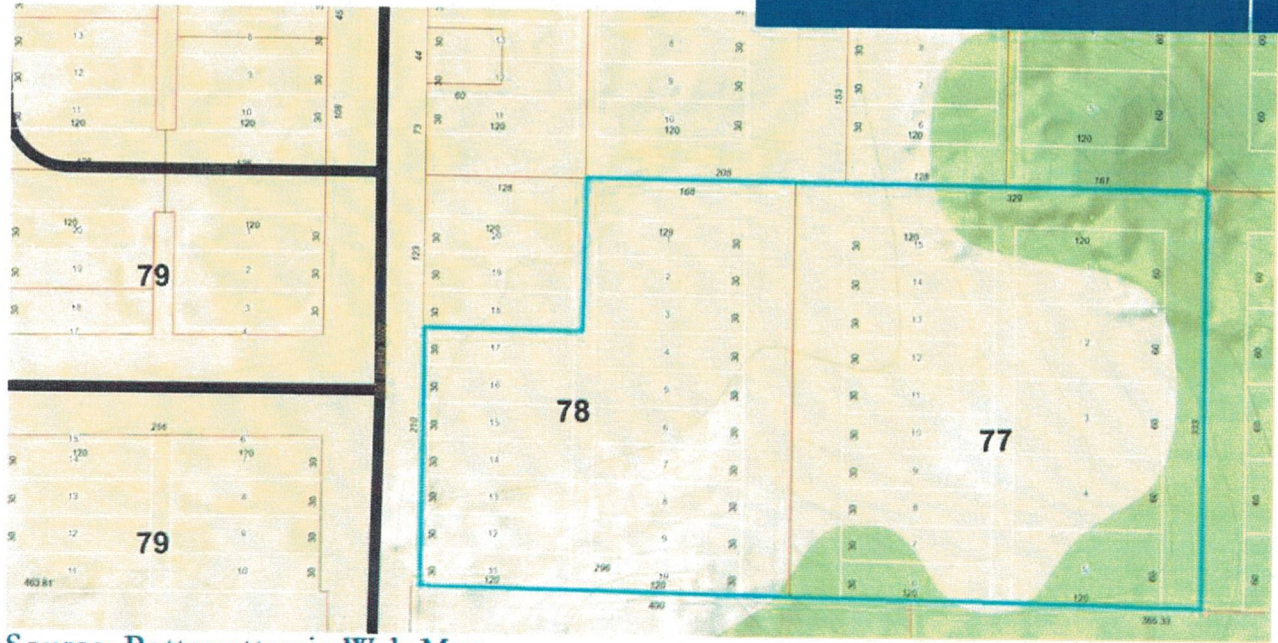
623 W Broadway, Suite 104
Council Bluffs, IA 51501
712-435-1900
morse-re.com



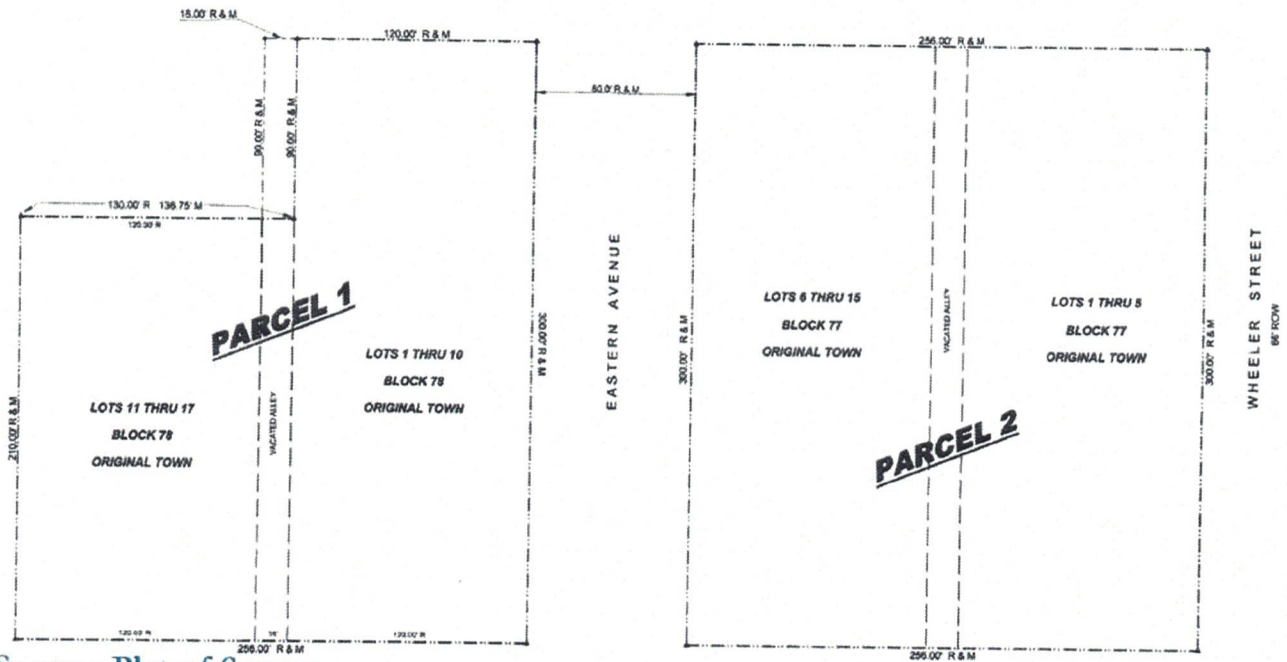
INFORMATION CONTAINED HEREIN IS TAKEN FROM SOURCES DEEMED RELIABLE. EVERY EFFORT HAS BEEN MADE TO ASSURE ACCURACY. HOWEVER, THE INFORMATION IS NOT GUARANTEED. ANY ITEM THAT YOU BELIEVE TO BE IMPORTANT REGARDING YOUR DECISION TO PURCHASE AND/OR LEASE THE SUBJECT PROPERTY SHOULD BE INDEPENDENTLY VERIFIED.

Mike Morse
1-402-677-6356
mike@morse-re.com

623 W Broadway, Suite 104
Council Bluffs, IA 51501
712-435-1900
morse-re.com



Source: Pottawattamie Web Map



Source: Plat of Survey

INFORMATION CONTAINED HEREIN IS TAKEN FROM SOURCES DEEMED RELIABLE. EVERY EFFORT HAS BEEN MADE TO ASSURE ACCURACY. HOWEVER, THE INFORMATION IS NOT GUARANTEED. ANY ITEM THAT YOU BELIEVE TO BE IMPORTANT REGARDING YOUR DECISION TO PURCHASE AND/OR LEASE THE SUBJECT PROPERTY SHOULD BE INDEPENDENTLY VERIFIED.

Mike Morse
 1-402-677-6356
 mike@morse-re.com

623 W Broadway, Suite 104
 Council Bluffs, IA 51501
 712-435-1900
 morse-re.com