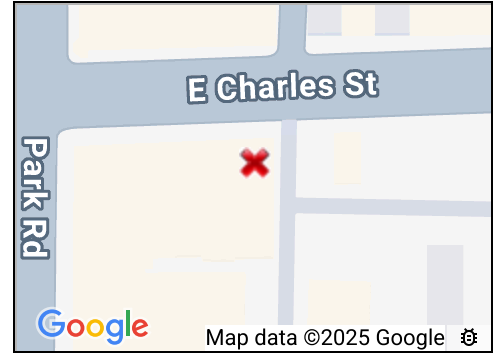


LISTING DETAIL - COMMERCIAL



MLS # 20255638
County Fayette
Type Office
Address 14 E Charles Street
Unit #
City Oelwein
State IA
Asking Price \$99,500
Price Type Gross

Property Name/Subdivision
Parcel #/Tax ID 1821401021
Zoning C1



GENERAL

For Sale Y/N Yes
For Lease Y/N No
Investment Y/N No

Tax Year 2024

Owner Name Jeremy P. Lockard & Brent A. Waters
Approx Lot Size (SqFt) 4522
Acres 0.1100
Flood Insurance No

Gross Taxes \$2,498.35
Legal Description See Associated Docs

FEATURES

SALE/LEASE INCLUDES Land, Building
LOCATION Downtown
FRONTAGE/ACCESS City Street
HEATING Forced Air, Gas, Individual Units
COOLING Central, Individual Control, Individual Units
WALL CONSTRUCTION Brick, Block
ROOF CONSTRUCTION Membrane, Flat
EXTERIOR FINISH Brick
TERMS/LEASE Month to Month
SEWER City Sewer
OWNER PAYS All
AVAIL AT LISTING OFFICE Legal Description, Aerial Photo, Traffic Counts

BUILDING DESCRIPTION 2 Story, Basement
POSSIBLE FINANCING Cash Convention
SHOWING INSTRUCTIONS Appointment Only, Agent Combination Box
POTENTIAL USE Office, Retail
UTILITIES ONSITE Electric, Gas, Water, Sewer

PUBLIC REMARKS / DIRECTIONS

Public Remarks Explore the possibilities with this versatile 2-story commercial building located in the heart of downtown Oelwein. The main level welcomes you with a reception area that flows into several spacious offices, offering plenty of room for individual workspaces or collaborative setups. This floor also includes two restrooms and a convenient kitchen/break area for staff or client use. The upper level provides additional usable space with a large open room, additional offices, and another restroom—ideal for a conference area, training room, or expanded office operations. Also located



Curt G Martin
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RE/MAX Independence Realty
609 1st Street West
Independence IA 50644

Listing Agent: Curt G Martin - CELL: 563-920-8212



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