

# FOR SALE

BUSINESS RELOCATING  
AVAILABLE Q1 2025

**232 E 1ST STREET**  
MONTICELLO / IOWA, 52310



CUSHMAN &  
WAKEFIELD

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# THEISEN'S

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THEISEN'S

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More For You!



**232 E 1ST STREET**  
**MONTICELLO, IA 52310**

## **FOR SALE**

**BUILDING: \$450,000 | \$41.40 PSF**

**LOTS FOR SALE: \$35,000**

**PARCELS: 022710004 & 0227103005**

## **PROPERTY FEATURES**

- Prime Location: Downtown Monticello with high foot traffic and excellent visibility. Surrounded by a mix of local shops, restaurants and essential services, your business will benefit from a vibrant and local customer base.
- Spacious Layout: With 10,868 SF of versatile space, the building can easily accommodate various retail formats. The open floor plan makes it easy to tailor the space to your specific needs.
- Investment Potential: With Monticello's growth this property presents a rare investment opportunity. Whether to expand your current business or start a-new, this location offers the ideal platform for success.
- Restricted Uses: % Sales of any competitive good to Theisen's
- Theisen's Home, Farm & Auto relocating; reach out to Listing Broker for more information

Building Size: 10,868 SF

Site Area: 0.27 AC

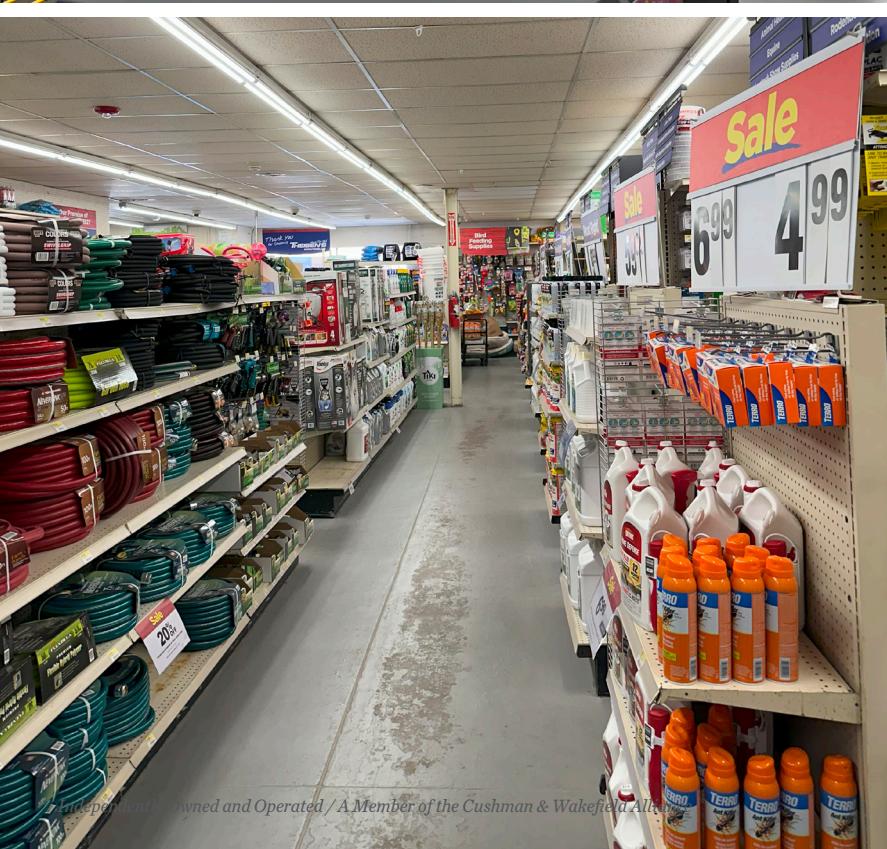
Year Built: 1900

Year Renovated: 2001

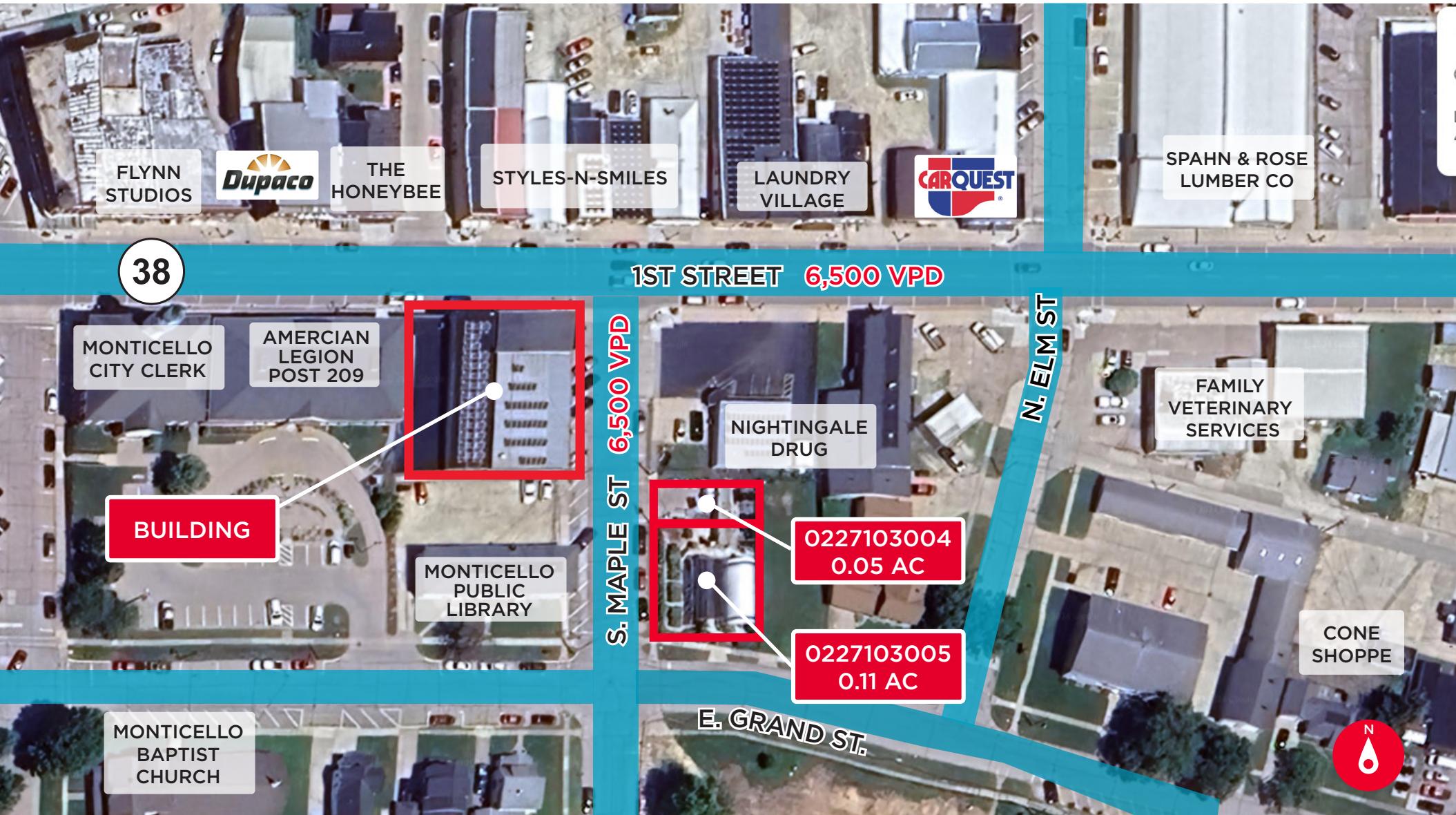
Zoning: Commercial



# PHOTOS



## AERIAL SITE MAP

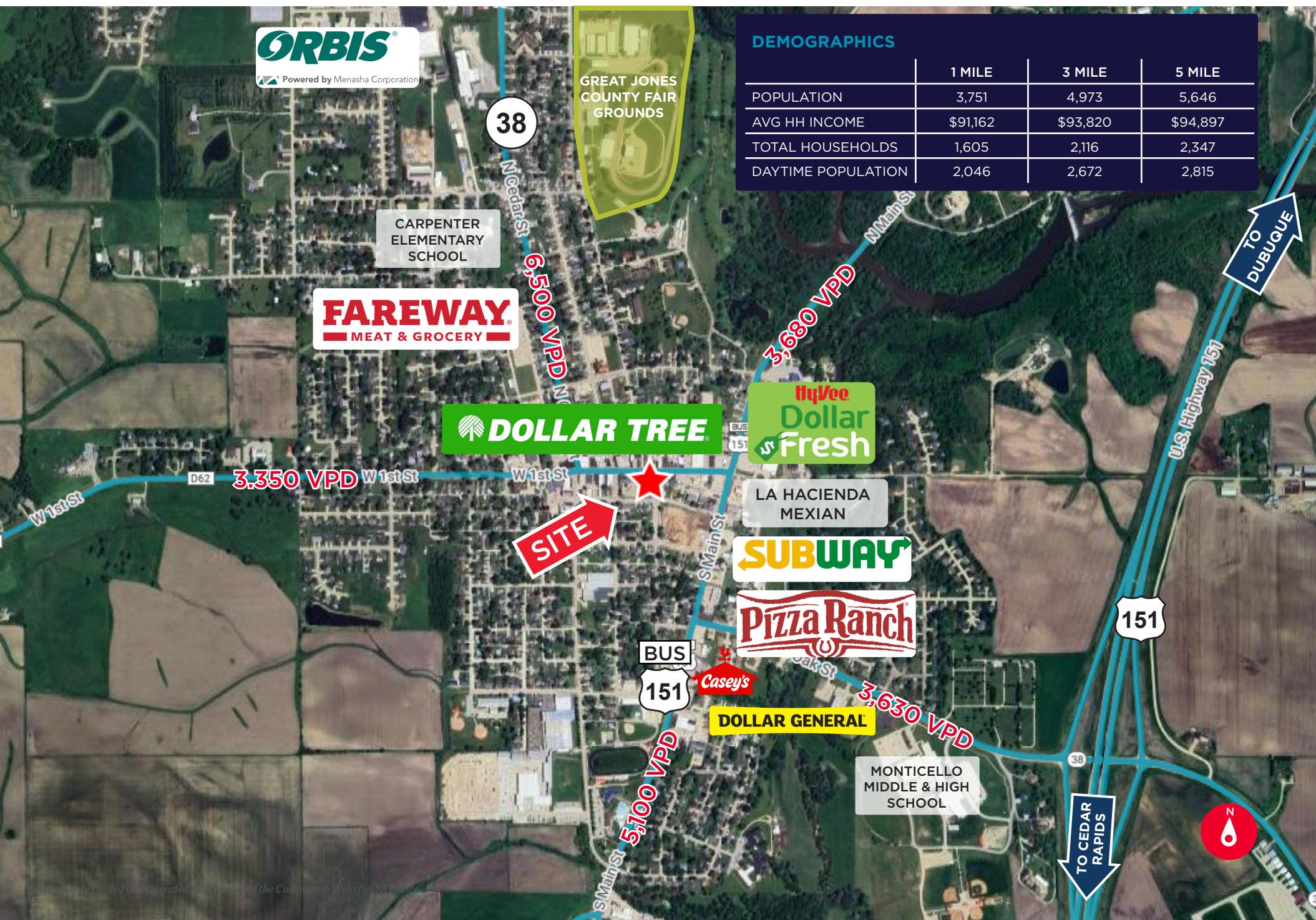


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# AERIAL RETAIL MAP





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