



NEW Active / For Sale • New, Active: 11/20/2025

List Price

\$49,900

Active Date 11/20/2025 Listing ID 20255668

Price Per Sq Ft

\$23



Office

Type



C

Zoning



2,172

Sq Ft

Basic Facts

Type

Office

Subtype

Miscellaneous

Year Built

1986

Price by SqFt

\$23 per sq ft

Land Use

Commercial (General)

Multi Parcel

No

APN/TaxID

0209200036

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Property Information

Description

FOR SALE: High-Visibility Commercial Property on Highway 150.Position your business for maximum exposure with this exceptional commercial property located directly on Highway 150 in Hazleton. With a daily traffic count of 5,200 vehicles in 2024, this location offers unbeatable visibility and a steady stream of potential customers right at your doorstep. Set on nearly an acre of land, this property provides ample room for customer parking, inventory storage, or future expansion. The site features two distinct buildings, offering flexibility for a wide range of business operations. The main building includes a durable brick exterior and a steel roof, housing a versatile office and retail space with several rooms and a bathroom. It's an ideal setup for a customer-facing showroom, professional offices, or a retail storefront. Additionally, the property includes a fully equipped 1,500 sq ft garage, perfect for a service-based business, workshop, or warehousing. The garage is ready to work, complete with its own furnace, air compressor, air cleaner, and a three-phase electric hookup to power heavy machinery. This is a rare opportunity to secure a high-traffic location with the infrastructure to support retail, automotive, skilled trades, or a professional services operation.

Investment Details

Owner Paid Features	N/A	Tenant Paid Features	N/A
Financing	Cash/Conventional		

Property Features

LISTING			
Potential Use	Light Industrial,Office,Retail	Roof Features	Metal
Cooling	Other Cooling	Heating	Forced Air, Gas
Utilities	Electric, Gas, Water, Sewer, Phone	Special	Aerial Photo, Traffic Count
Building Sqft	2,172 sq ft		
PUBLIC			
Lot Size Sqft	37,026 sq ft	Lot Size Acres	0.85 acres

Tenants

Tenant/Contact	Suite/Unit	Move-in Date	Business Type	Business Start Date
Abc Trucks	—	—	—	—

Location Details

Directions to Property	Hwy 150 N to Hazleton	Zoning	C
Location Features	Downtown Location	Flood Zone	X (unshaded)

Legal Description

Parcel Number	0209200036	County	Buchanan County
City/Municipality/Township	HAZLETON CITY	Census Tract	190199502.001045
Carrier Route	R301	Abbreviated Description	DIST:HA CITY/MUNI/TWP:HAZLETON CITY COM 33'ERLY OF CTRLN3 RD ST ON N LN NORTHST E60' TO POB N150'W60 ' N65.8' NW30.6' NW21 0.6' NW422.36' SE359. 5' SE37.6' SE216
Current Use	Office		

Owner Facts

Owner Name (Public)	ROBERT F. BENNETT	Owner Name (Listing)	ROBERT BENNETT
Mailing Address	300 Main St N Hazleton IA 50641-9696		

Listing History

Current Records

Change Date	Description	Price	Change %
11/20/2025	New Listing	\$49,900	<div></div>

Public Record History

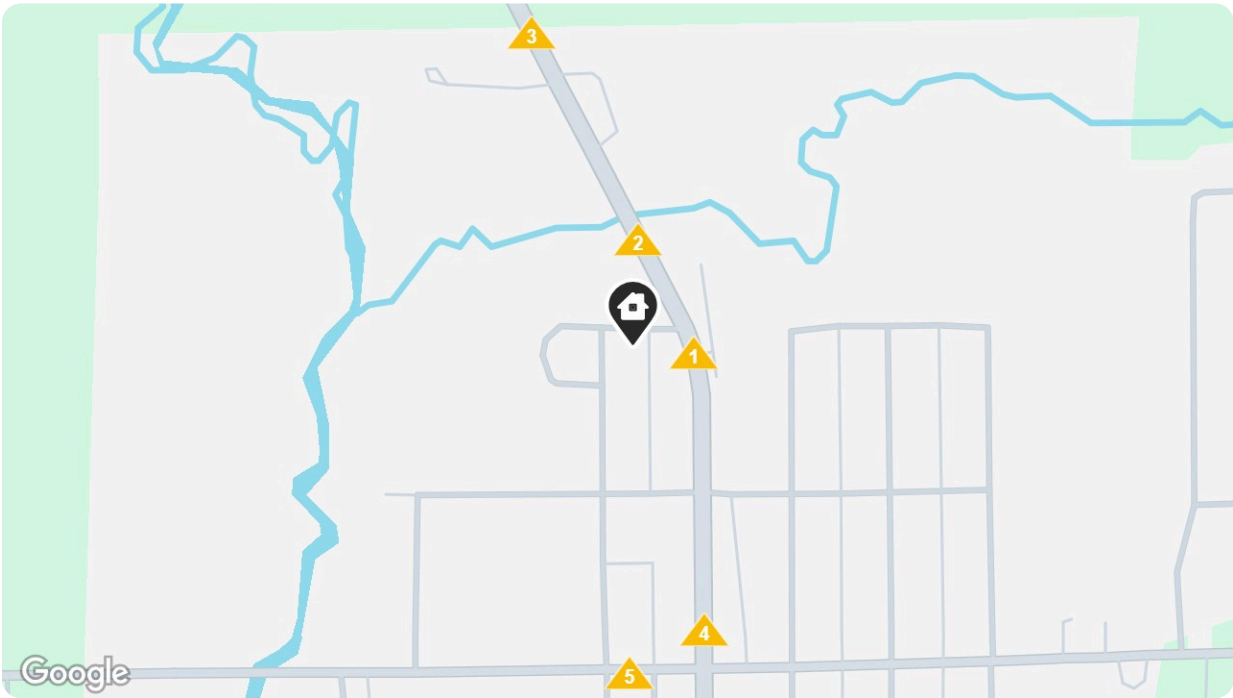
Tax

Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	\$10,220	\$10,220	\$10,220	\$8,010	\$8,010
Assessed Value - Improvements	\$46,240	\$46,240	\$46,240	\$37,470	\$37,470
Total Assessed Value	\$56,460	\$56,460	\$56,460	\$45,480	\$45,480
Assessor Market Value Year	2025	2023	2023	2021	2021
Assessor Market Value - Land	\$10,220	\$10,220	\$10,220	\$8,010	\$8,010
Assessor Market Value - Improvements	\$46,240	\$46,240	\$46,240	\$37,470	\$37,470
Total Assessor Market Value	\$56,460	\$56,460	\$56,460	\$45,480	\$45,480
Tax Rate Code Area	HAOEC	HAOEC	HAOEC	HAOEC	HAOEC
Total Tax Amount	–	\$906	\$876	–	\$840

Listing Details

Listing ID	20255668	Listing Source	Northeast Iowa Regional Board of Realtors®
Showing Instructions	Other Showing Instruction	Possession	At Closing
Legal	DIST:HA CITY/MUNI/TWP:HAZLETON CITY COM 33'ERLY OF CTRLN3 RD ST ON N LN NORTHST E60' TO POB N150'W60 ' N65.8' NW30.6' NW21 0.6' NW422.36' SE359. 5' SE37.6' SE216		

Traffic Counts



Daily Traffic Counts

- Up to 6,000 / day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- Over 100,000 / day

Traffic Counts within 1 mile by Proximity

1 5,087

IA 150

2024 Est. daily traffic counts

Cross: North St W
Cross Dir: N
Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2022	▲	5,100	AADT

2 5,100

Jackson Avenue

2022 Est. daily traffic counts

Cross: N Main St
Cross Dir: NW
Distance: –

Historical counts

Year	▲	Count	Type
2020	▲	3,242	AADT
2018	▲	6,000	AADT
2015	▲	6,300	AADT

3 5,010

IA 150

2024 Est. daily traffic counts

Cross: N Main St
Cross Dir: NW
Distance: –

4 5,281

Main Street North

2024 Est. daily traffic counts

Cross: Hayes St W
Cross Dir: S
Distance: 0.05 miles

Historical counts

Year	▲	Count	Type
2022	▲	5,100	AADT
2015	▲	6,000	AADT
1997	▲	5,400	AADT

5 1,008

Hayes Street West

2024 Est. daily traffic counts

Cross: Hwy 150
Cross Dir: E
Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2021	▲	980	AADT
2013	▲	1,180	AADT
1997	▲	1,200	AADT

AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Photos

Listing Photos



Photos

Listing Photos



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