



**\$695,000**

- COMMERCIAL (5+ UNITS)
- Active

**1304 CENTRAL AVE E, CLARION, IA 50525,  
USA**

<https://www.1strateteam.com>



You can't build new for this Price!! Previously a car dealership with maintenance shop, this property has the ability to...

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## Basics

**Category:** COMMERCIAL (5+ UNITS)

**Lot size:** 37897.2 sq ft

**County:** Wright

**Acres:** 0.87 acres

**Municipality:** Clarion

**DOM:** 556

**Status:** Active

**Year built:** 1972

**Zoning:** Business/Commercial

**Price Per SQFT:** \$57.15

**Current Use:** Automobile Service,Vacant

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## Building Details



**Garage Stalls:** 7

**Water:** City Water/Connected

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## Amenities & Features

**Available Utilities:** Electric Separate, Heating Separate

**Style:** Mixed Use

**Parking Characteristics:** Multiple Garages

**Exterior:** Metal

**Heating:** Forced Air, Radiant

**Sewer:** City Sewer/Connected

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## Miscellaneous

**Association:** HRTI

**Yearly/Seasonal:** Yearly

**Contingency:** None

**Accessible:** None

**Fuel:** Natural Gas

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## Fees & Taxes

**Tax Year:** 2022

**Net Taxes:** \$9,326

