



**\$240,000**

- COMMERCIAL (5+ UNITS)
- Active

## CLARION, IA,

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

Location, Location, Location!! Located at the center point in Wright County right on Highway 3. Excellent building for many uses...



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## Basics

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

**Floors:** Carpet, Vinyl/Linoleum floors

**Year built:** 1947

**Zoning:** Business/Commercial

**Price Per SQFT:** \$114.58

**Status:** Active

**Lot size:** 7405.2 sq ft

**County:** Wright

**Acres:** 0.17 acres

**Current Use:** Office

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## Building Details



**Water:** City Water/Connected

**Walls:** Drywall,Finished,Insulated

**Building Total SqFt:** 2508 sq ft

**Basement:** Slab

**Roof:** Metal

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## Amenities & Features

**Available Utilities:** Heating Common

**Style:** Office

**Air Conditioning:** Central,Ductless Mini-Split

**Parking Characteristics:** Driveway - Concrete

**Exterior:** Stucco

**Heating:** Forced Air,Ductless Mini-Split

**Sewer:** City Sewer/Connected

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## Miscellaneous

**Association:** HRTI

**Yearly/Seasonal:** Yearly

**Contingency:** None

**Accessible:** No Stairs Internal,No Stairs External,Doors 36"+

**Road Responsibility:** Public Maintained Road

**Fuel:** Natural Gas

**Miscellaneous:** 220 Volt

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## Fees & Taxes

**Tax Year:** 2022

**Net Taxes:** \$2,450

