



**\$1,250,000**

- COMMERCIAL (5+ UNITS)
- Active

## HARLAN, IA

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

FOR SALE OR LEASE! ... Bring your business to Shelby County, IA!!! This structure consists of two separate spaces with...



---

## Basics

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

**Lot size:** 67082.4 sq ft

**County:** Shelby

**Acres:** 1.54 acres

**Municipality:** Harlan

**DOM:** 366

**Status:** Active

**Year built:** 1999

**Zoning:** Business/Commercial

**Price Per SQFT:** \$82.40

**Current Use:** Business Service,Commercial

---

## Building Details



**Water:** City Water/Connected

---

## Amenities & Features

**Available Utilities:** None

**Parking Characteristics:** Paved Lot

**Heating:** Forced Air

**Style:** Business

**Exterior:** Metal

**Sewer:** City Sewer/Connected

---

## Miscellaneous

**Association:** WCIR

**Contingency:** None

**Fuel:** Natural Gas

**Yearly/Seasonal:** Yearly

**Accessible:** Fully Wheelchair

---

## Fees & Taxes

**Tax Year:** 2021

**Net Taxes:** \$24,876

