



## COON RAPIDS, IA,

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

**\$295,000**

- COMMERCIAL (5+ UNITS)
- Active

Great opportunity to purchase a successful business or transform into a new business. Currently used as retail and consignment, the...



## Basics

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

**Lot size:** 4356 sq ft

**County:** Carroll

**Acres:** 0.1 acres

**Current Use:** Business Service, Food Service, Residential

**Status:** Active

**Year built:** 1937

**Zoning:** Other

**Price Per SQFT:** \$42.75

**DOM:** 5

## Building Details



**Water:** City Water/Connected

**Building Total SqFt:** 6900 sq ft

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## Amenities & Features

**Available Utilities:** Electric Separate **Style:** Retail

**Air Conditioning:** Central

**Parking Characteristics:** Driveway - Gravel, On-Street Parking Only

**Exterior:** Brick/Stone

**Heating:** Forced Air

**Sewer:** City Sewer/Connected

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## Miscellaneous

**Association:** WCIR

**Yearly/Seasonal:** Yearly

**Contingency:** None

**Accessible:** None

**Fuel:** Natural Gas

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## Fees & Taxes

**Tax Year:** 2023

**Net Taxes:** \$1,388

