



**\$269,900**

- COMMERCIAL (5+ UNITS)
- Active

## CARROLL, IA

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

Ideal location on corner of Adams and Hwy 30 in Carroll.  
Approximately 14,000 cars per day visibility.



---

## Basics

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

**Lot size:** 4356 sq ft

**County:** Carroll

**Acres:** 0.1 acres

**Municipality:** Carroll

**DOM:** 11

**Status:** Active

**Year built:** 1971

**Zoning:** Business/Commercial

**Price Per SQFT:** \$62.09

**Current Use:** Retail

---

## Building Details



**Water:** City Water/Connected

**Construction Status Desc:** Previously Owned

**Basement:** Slab

**Roof:** Flat, Rubber

---

## Amenities & Features

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

**Style:** Retail

**Air Conditioning:** Central

**Parking Characteristics:** On-Street Parking Only

**Exterior:** Brick/Stone

**Heating:** Forced Air

**Sewer:** City Sewer/Connected

---

## Miscellaneous

**Association:** WCIR

**Yearly/Seasonal:** Yearly

**Contingency:** None

**Accessible:** No Stairs External

**Fuel:** Natural Gas

---

## Fees & Taxes

**Tax Year:** 2020

