



**\$299,900**

- COMMERCIAL (5+ UNITS)
- Active

**604 1/2 S 3RD AVE, MARSHALLTOWN, IA  
50158, USA**

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



FOR SALE OR TRIPLE NET LEASE....Spectacular opportunity on  
2.82 acres with nice 1536 sq. ft. office building built in 1999...

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## Basics

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

**Lot size:** 122839.2 sq ft

**County:** Marshall

**Acres:** 2.82 acres

**Current Use:** Business Service,Commercial,Office

**Status:** Active

**Year built:** 1999

**Zoning:** Industrial

**Price Per SQFT:** \$195.25

**DOM:** 94

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## Building Details



**Garage Stalls:** 8

**Construction Status Desc:** Previously Owned

**Roof:** Metal, Tar/Gravel

**Water:** City Water/Connected

**Building Total SqFt:** 1536 sq ft

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## Amenities & Features

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

**Air Conditioning:** Central

**Exterior:** Block, Other

**Sewer:** City Sewer/Connected

**Style:** Other

**Parking Characteristics:** Driveway - Gravel

**Heating:** Baseboard, Other

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## Miscellaneous

**Association:** MIR

**Contingency:** None

**Road Responsibility:** Public Maintained Road

**Yearly/Seasonal:** Yearly

**Accessible:** No Stairs External

**Fuel:** Electric, Natural Gas

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## Fees & Taxes

**Tax Year:** 2022

**Net Taxes:** \$6,690

