



**\$59,500**

- COMMERCIAL (5+ UNITS)
- Active

## 176 N 7TH ST, DENISON, IA 51442, USA

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

excellent investment opportunity in a high traffic area.



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### Basics

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

**Lot size:** 25264.8 sq ft

**County:** Crawford

**Price Per SQFT:** \$148.75

**DOM:** 162

**Status:** Active

**Year built:** 1993

**Acres:** 0.58 acres

**Current Use:** Vacant,Storage Facility

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### Building Details

**Garage Stalls:** 1

**Water:** City Water/Connected



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## Amenities & Features

**Available Utilities:** Electric Common

**Parking Characteristics:** Uncovered/Open, Driveway - Concrete

**Heating:** None

**Style:** Mixed Use

**Exterior:** Block

**Sewer:** None

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## Miscellaneous

**Association:** WCIR

**Contingency:** Subject to Financing

**Fuel:** Other

**Yearly/Seasonal:** Yearly

**Accessible:** None

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## Fees & Taxes

**Tax Year:** 2023

**Net Taxes:** \$1,734

