

**712 Hwy 18 E**  
Clear Lake, IA 50428

**CENTURY 21**  
Preferred

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**MLS# 250032**



**\$468,000**

**3,879 Sqft**

Prime Location and Commercial Property in Clear Lake. High traffic location in town, at the corner of Highway 18 East and N. 8th St. 3879 Sq. Ft building with almost half acre lot (.445 acre). Building consists of a 2 bay service shop connected to 124 x 24 feet of sales, office and showroom space. Generous sized parking lot. Most recently home to a recreational rental business, providing canoes, kayaks, bikes, pontoons, and all forms of recreational equipment. Great for retail, office, auto sales/service or many more options. With this prime Highway 18 corridor traffic location the lot would be the perfect opportunity to do a complete rebuild and new business. Close to downtown Clear Lake and the Lake. Well connected, close to Interstate 35 and Avenue of the Saints. CH-1 zoning(Commercial Highway Zone) allows much opportunity and flexibility.



**Roger Flieth**

Phone: (641) 420-5635

Century 21 Preferred

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For full listing details, please scan:

