

**413 N Main Street**  
Charles City, Ia 50616



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**MLS# 20251966**



**\$320,000**

**10,547 Sqft**

Premier downtown business location! Situated next to the historic Charles Theatre and one block north of Central Park, this formative building has 10,547 sq ft ready for your business. Most recently occupied by a thriving retail store, this property offers endless opportunities with a B-2 business district. The building is solid concrete and block construction with an open floor plan throughout two floors plus a deep basement. A new roof (2024), newer windows and a well-maintained façade and interior make this building ready for your business vision. Plenty of parking is available along Main Street and in a city-owned parking lot across the street. Grants and other incentives are available through Main Street Charles City and the Charles City Area Development Corporation. Your new business location awaits!



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For full listing details, please scan:

