

1301 Hildreth Street
Charles City, Iowa 50616



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MLS# 20254193



\$325,000

94,960 Sqft

Ideal location on Charles City's developing south-side and blocks away from several of the community's most prominent retailers, manufacturers and employers. The 2.18 acre parcel is centrally located and 1.3 miles from the community's south interchange along US Hwy 27/218 - Avenue of The Saints. The property includes: 5,500 sqft of concrete parking surface plus a securely-fenced open lot with crushed rock surface; a 3,024 sqft shop/office main building; 1428 sqft of upper-level mezzanine; insulated tilt-up concrete walls with aggregate exterior surface; most trade fixtures, office furnishings, security system and remaining machines are included; two accessory warehouse buildings totaling 1,155 sqft. This real estate has enjoyed a longstanding commercial presence in the heart of the community's trade center. Flexible B-3 Commercial District Zoning Uses. Turn-key Opportunity – Pride-of-Ownership – Excellent Commercial Real Estate Opportunity.



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