

101 9th ST
Charles City, IA 50616



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MLS# 20255148



\$465,000

2 Bathrooms | 14,080 Sqft

Prime Commercial Opportunity in Charles City! Showcase your business in this impressive one-story steel-frame building offering over 14,080 square feet of adaptable space, plus 3,500 square feet of concrete paving. Ideally situated near U.S. Highway 218/18/27 (Avenue of the Saints) with 6,000 vehicles passing daily. This property delivers excellent visibility and easy access for customers and vendors alike. Zoned B-3 (Highway Commercial District) and fully serviced with city water, sewer, natural gas, electric and Mediacom internet. The site is perfectly suited for retail, showroom, offices or warehouse use with a rear entrance that includes a 10 foot wide x 10 foot high overhead door. High-traffic location, strong infrastructure, and endless potential — this is where your business belongs!



Lori L. Stewart
Phone: (641) 257-9990
Stewart Realty Company
Office: (641) 228-1111

For full listing details, please scan:

