

Midwest Land Management

# FOR SALE

Commercial Real Estate



331 11th St. SW • Spencer, IA

- ♦ 3,306 sq. ft. commercial building with open floor plan
- ♦ Prime location along Highway 71 in Spencer with 80 feet of highway frontage.
- ♦ 2015 IA DOT annual avg. daily traffic count: 7,000
- ♦ Lot Size: 22,800 sq. ft.
- ♦ Ample parking in front and back of building
- ♦ Annual Real Estate Taxes: \$3,536



**Broker's Note:** Don't miss this rare opportunity to purchase Highway 71 frontage in Spencer. This is a great location for a restaurant, office space or medical office with an open floor plan that allows for future build out.

Price: \$250,000  
Possession upon closing.

**JAAH, Inc., Owner**

**For More Information Call Ben Hollesen at 712-253-5779**

**Midwest Land Management and Real Estate, Inc.**

2506 11th Avenue SW • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

& REAL ESTATE, INC  
**MIDWEST LAND**  
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. Average CSR information was obtained from Surety/Agri Data. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less".