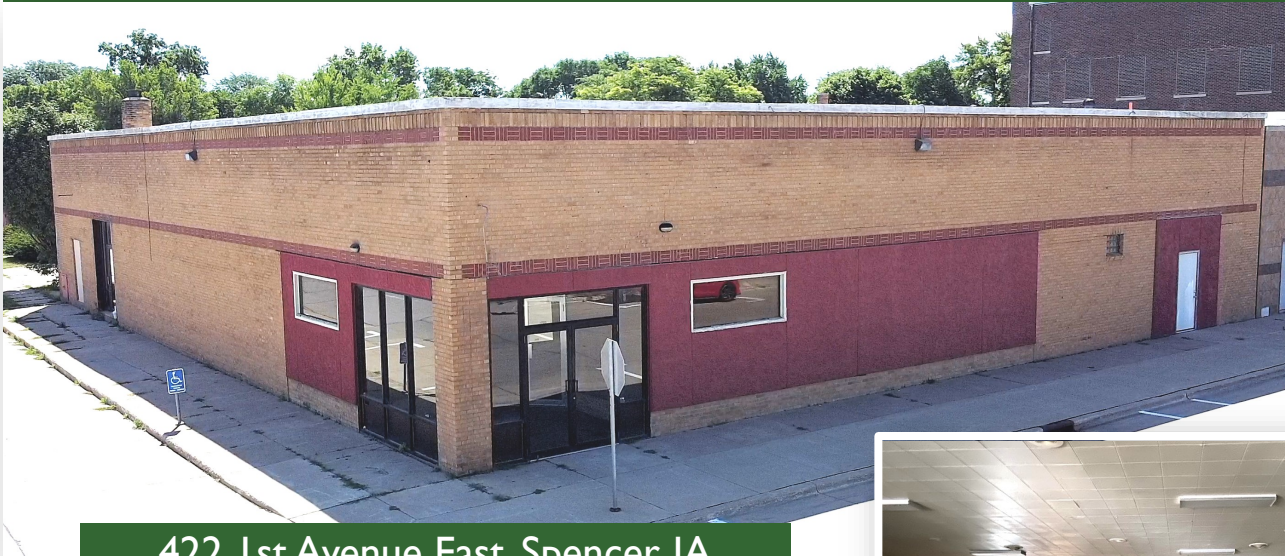


Midwest Land Management FOR SALE

Commercial Real Estate



422 1st Avenue East, Spencer, IA

- ◆ 8,200 sq. ft. commercial building with open floor plan
- ◆ Ideally located on a corner lot in Spencer's Central Business District and just 1 block east of Spencer's Historic District
- ◆ Directly across from public parking lot
- ◆ Annual Real Estate Taxes: \$3,076



Broker's Note: The opportunities are endless with this 8,200 sq. ft. facility located just off Grand Avenue in Spencer - retail or office space, event venue, restaurant. With an open floor it can easily be developed to meet your needs.

Price: \$325,000

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

& 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".