

FOR SALE

301 W 2ND AVENUE

INDIANOLA, IA 50125

LISTING #15805

PRICE: \$240,000

DESCRIPTION:

Peoples Company is pleased to market this excellent commercial/multi-residential opportunity in Indianola, Iowa! This property is ideal for the investment-minded individual or someone who is looking for commercial space in a great location. This building features 3,606 square feet of useable commercial space and an attached apartment consisting of 936 square feet, 2 bedrooms, 1 bathroom, a laundry room, and an open living area with a kitchen. Commercial space currently has a great storefront with a bathroom on the main level. The basement could be converted to its own unit or continue to be in conjunction with the main level commercial space. 2 car attached 660 square foot garage could be rented alongside the apartment or rented as its own separate unit. Commercial space and the apartment have separate utilities. Ample parking along the East side of the building. Multiple sheds and useable areas on the West side of the building.

JOHN HUTCHCROFT

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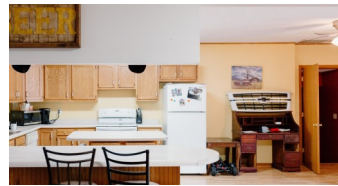
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