

COMMERCIAL BUSINESS OPPORTUNITY

LISTING #14037

PRICE: \$286,000

DESCRIPTION:

Two buildings in one:

- **1610 11th St.** - 5,300 square feet and is leased to Fastenal.
- **1616 11th St.** - 7,500 square feet, occupied by Owner and has a 12'x14' overhead door on the back side and two 8'x9' overhead doors with docks. New 16'x20' office building built in 2014. 12'x10' overhead door between 1610 and 1616 buildings.
- City Water
- City Sewer
- Excellent location. Approximately one mile from US Hwy. 61 and 15 miles from US Interstate 80. 30 miles from two local airports.

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