

ALLEN
REAL ESTATE
COMPANY, LLC.

903 S Fourth Street Guttenberg IA 52052



Asking Price \$168,000.00

Located only one block off of High Traffic Highway 52 this is a very well built 62' by 32' commercial building which has 14' interior walls along with one 12x12 and three 10x10 overhead doors. There is a nice 231 sq ft office space with private bathroom. This building is wired to 200 AMP service with 220 on Heavy Breakers. According to the owner this building has an Industrial Grade 8" Super Reinforced Concrete Floor which is plumbed ready for in floor radiant heat but not currently hooked up. There is a large waste oil furnace for the the shop and a natural gas furnace for the office. The property has a Point well for water and is on City sewer. This property that can be used for so many things and is ready for a new owner. Call today for a private tour!

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