

Property Information

Approx. 3.5 acres M/L of Prime Property located just 2 miles West of Le Mars, Iowa on Highway 3.

This property holds all kinds of potential for anyone needing a lot of area with all these pluses.

*2 Highway Entrances, 2 Gravel Entrances

*Shop 100 x 150:

- Several electrical phases: 120, 240, 277, 480
- 2 full sized overhead doors
- 2 docks w/overhead doors
- 3 Walk in doors
- 1 Office
- 1 Small break room
- Heated by 4 infra-red heaters

*80 x 100 Office/Living/Warehouse Building:

- 2 New furnaces on main floor
 - 1 New furnace for part of basement
 - Double tank septic system
 - New pressure tank & controls
 - Large water heater, water softener, & washer/dryer hook ups in utility room
 - 2 1/2 Bathrooms
 - Walk in safe in basement
 - Front deck entrance to office w/reception area and storage room
 - Front split entrance to go upstairs, living/office area or downstairs
 - Living area can be reverted back to office space
 - Hallway to back office at scale entrance, 1 1/2 bathrooms, kitchen, utility room & door to side ware house
- **BASEMENT**
- 1/3 Has full bathroom & bar (Man Cave)
 - 1/3 Storage area w/small office
 - 1/3 Storage area w/vented workshop & electric/hydraulic lift to go up to main floor warehouse

*2 - Approx. 55,000 bushel grain storage bins.

If you would like a property that offers multiple income opportunities you will want to be sure to take a look at this set up. You'll have to see it to really appreciate it. For an appointment to view the property contact Bruce at 712-548-4634.