

Retail Space For Sale or Lease



20,000 Sq. Ft. Available

Former Food Pride Grocery

610 2nd Avenue

Sheldon, IA 51201

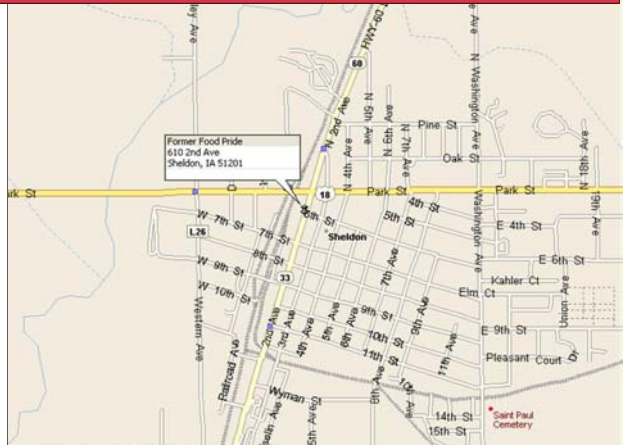
Leasing Summary

Building Sq. Ft.:	20,000	List Price:	\$1,100,000
Land Sq. Ft.:	80,284	Lease Rate/Sq. Ft.:	\$3.75
Year Built:	1993	Lease Type:	NNN
Zoning:	Commercial	Real Estate Taxes:	\$21,992

Property Description

Big Box retail located in the northwest Iowa community of Sheldon. 20,000 sq. ft. steel commercial building featuring 18' ceiling height, one (1) 8' overhead drive-in door, 4,312 sq. ft. metal canopy, and a 320 sq. ft. enclosed entry situated on 1.84 acres. There is 55,918 sq. ft. of illuminated concrete parking adjacent to the building. Building may be subdivided based on tenant requirements.

Located on Hwy 60 one block south of the junction of Hwy 18 and Hwy 60.



Listing Information

Presented By:

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Kurt Brost, Broker Associate

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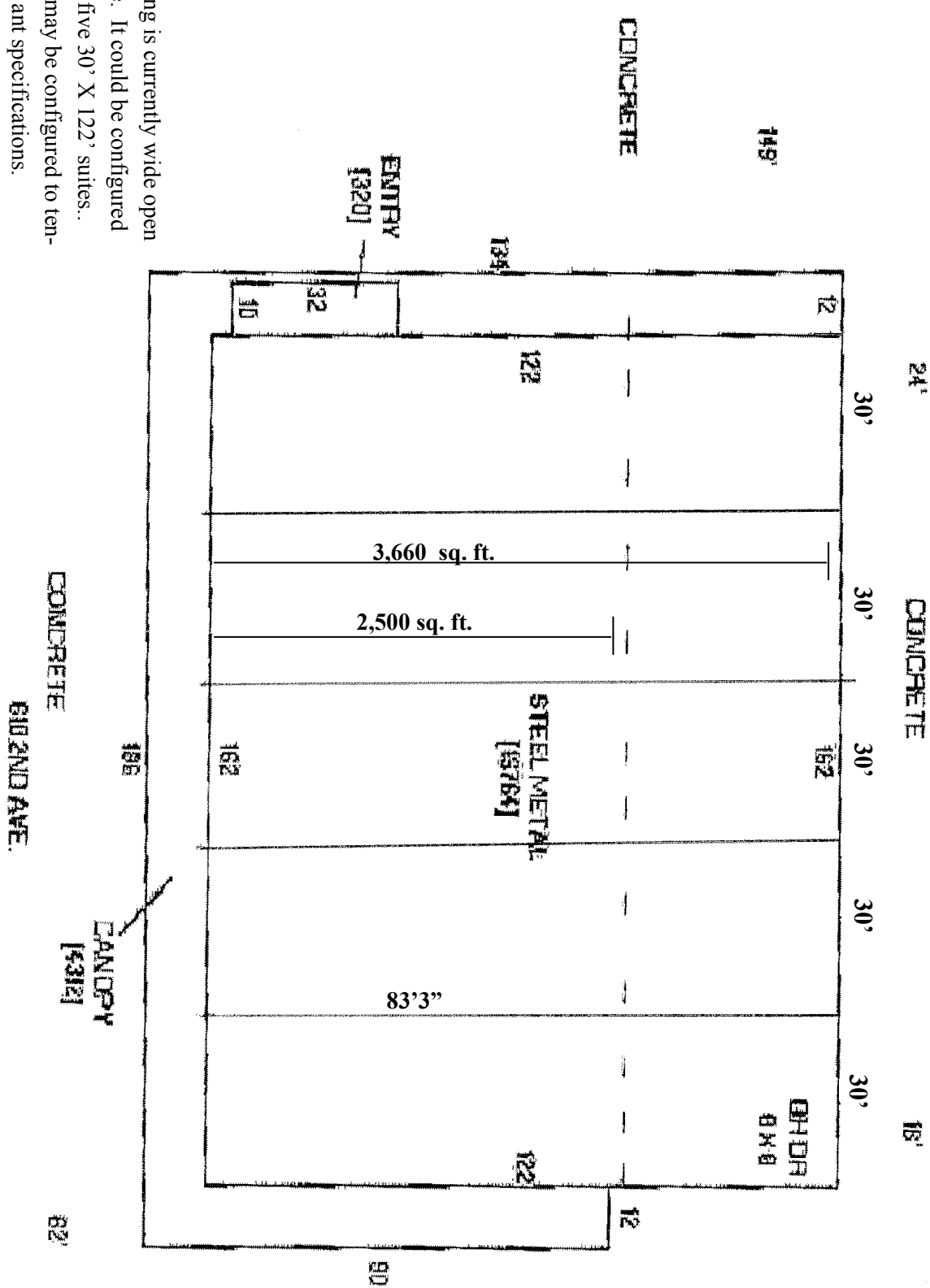
Sioux Falls, SD 57104



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PROPOSED BUILDING PLAN



Building is currently wide open space. It could be configured into five 30' X 122' suites. Suites may be configured to tenant specifications.

Location Maps

