



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.
Chariton IA 50049
Phone: (641) 774-8676
Fax: (641) 774-0684
Website: www.kentfarmmgmt.net

Listing: #802
Property Address: 125 E. Grace Avenue, Chariton
Price: \$87,500.00
Type Property: Commercial Office
Construction: Steel
Year Built: 1967
Lot Size: 137'x200'
Tax Year: 2017-2018
Net Taxes: \$0
Est Sq Feet: 4,505
Type Heating: Gas forced air
Type Cooling: Central
Utilities: Alliant
Water: City of Chariton
Sewer: City of Chariton
Type Roof: Steel
Terms: Cash



Agent: Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or 641-203-1830 Cell
Email: dan@kentfarmmgmt.net
Owner: Indian Hills Community College

Possession and Leases: No lease in place.

Remarks: A very nice office building which is highly visible and very reasonably priced! Only \$19.42/square foot!

Features: Indian Hills Community College has owned the building since 1995. At that time, it was remodeled for use as classrooms and small offices. Presently it has five larger classrooms, a conference room, a reception area with four smaller offices off the reception area, two bathrooms, and utility closets. It has twenty parking places in front of the building and a parking area behind the building.