



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

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Chariton IA 50049  
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**Listing:** #5715934  
**Property Address:** 1812 W. Court Avenue, Chariton  
**Price:** \$170,000.00  
**Type Property:** Commercial Office  
**Construction:** Steel  
**Year Built:** 1965  
**Lot Size:** 60'x200'  
**Tax Year:** 2020-2021  
**Net Taxes:** \$3,804.00  
**Est Sq Feet:** 3,540  
**Type Heating:** Gas-forced air  
**Type Cooling:** Central Air  
**Utilities:** Alliant Energy  
**Water:** City  
**Sewer:** City  
**Type Roof:** Steel  
**Terms:** Cash



**Agent:** Dan E. Kent  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676 (Office) 641-203-1830 (Cell)  
**Email:** [dan@kentfarmgmt.net](mailto:dan@kentfarmgmt.net)  
**Owner:** Great Western Bank

## Possession: At closing

**Remarks:** A nice office building located on the busiest street in Chariton—great visibility. This office building has ten rooms with an additional two restrooms. One of the exam rooms also has a large shower. The supply room has several kitchen cabinets and a sink could easily be a full kitchen with some modest alterations. There are three newer furnaces which service this building.

**\*\*Please note:** This building was empty for several months without any utilities on. As a result, a brown mold developed on most surfaces. This building will be offered “As Is-Where Is” with no warranties either expressed or implied.”