

Listing Summary

Listing #20169939 \$70,000 (LP)	204 N McCoy, Mount Pleasant, IA 52641	N Active (05/15/18)
	Sq Ft: 3264	Lot Size SqFt: 14810
	Area: Central	Yr: 1960

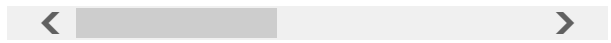
Remarks

Excellent warehouse space for minimal investment. The building has a conditioned office, restroom, and several different storage areas. This property is currently for sale in conjunction with the vacant lot directly south of the warehouse.

Picture



Pictures (5)



Agent	Joshua Maher
Office	Benchmark Real Estate Phone: 877-956-4505, FAX: 319-256-4505
Area	Central
Subdivision	
County	Henry
Cross Street	Henry
Above Grade SqFt	3264
Lot Sq Ft (approx)	14810
Year Built	1960
Directions to Property	Go west on Henry. Property is across from Ideal Concrete.
# of Garage Spa	3

Price / SqFt	21.45
Lot Acres (approx)	0.3400

General Information

Location	Free Standing
Leased	None
Trade/Exchange	No
Add'l Land Avail.	No
Road Frontage	City/Town
Road Surface	Hard Surface
Lot Dimensions	Roughly 120'X130'
SqFt Manufacturing	0.00
SqFt Warehouse	3264.00 (Includes a small office and restroom)
SqFt Freezer	0.00
SqFt Office	0.00
SqFt Refrigerator	0.00
SqFt Mezzanine	0.00
SqFt Residence	0
SqFt Lrgst for Lease	0.00
SqFt Other	0.00
Overhead Doors Info	2 Overhead Doors, 1 sliding door.
Exterior	Metal Siding (on addition built in 1995), Wood Siding (on original 1960 structure)

Feature Code

Potential Use	Office, Shop, Service Station, Warehouse
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Improved Structure	Other/See Remarks
Parking	Area, Garage, Gravel
# Parking Spaces	0.0
Floors	Concrete Slab
Walls	Drywall, Insulated, Metal, Unfinished
Roof	Metal
Heating	Gas Forced Air, Wall Furnace
Cooling	No A/C
Bathrooms	One
Wiring	100-200 AMPS
Flood Zone	Status Unknown
Possession	At Closing
Utilities	Electricity Avail, Natural Gas, Sewer Connected, Telephone, Water City
Incentives	Not Applicable
Gross Tax	\$892.52
Sale Includes	Building, Land

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U.S. Patent 6,910,045

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