

# COMMERCIAL PROPERTY FOR SALE

**1010 220th Ave.**  
Maquoketa, IA 52060

Size: 13,872 SF

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**SALE PRICE:** \$675,000

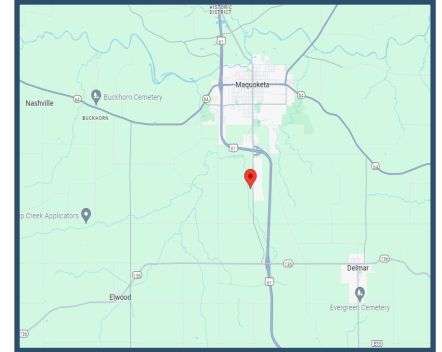
**REAL ESTATE TAXES:** \$7,556

**YEAR BUILT:** 1967

**LOT SIZE:** 4.82 Acres

**ZONING:** Commercial

**TOTAL SQUARE FOOTAGE:** 13,872 SF



**LOCATION OVERVIEW:** This location, on County Highway 220th Avenue, boasts a traffic count of 1,040 vehicles daily. This location also has great access to Highway 61 located about 1 mile north of the property.

**PROPERTY OVERVIEW:** Peoples Company is proud to offer this Commercial Warehouse/ Flex property for sale in Maquoketa, Iowa, sitting on 4.82 taxable acres. Included are three buildings totaling over 13,800 square feet. Building 1 was the former showroom & shop for P&K Midwest with the showroom being approximately 4560 square feet. Building 1 also includes an attached, 51'x79,' insulated metal shed, built in 1967, with a 16-foot-high overhead door.

Building 2 is a metal warehouse, approximately 4,872 square feet, which was built in 1968, and is completely cemented.

Building 3 is a metal shop, built in 1976, and is approximately 4440 Square feet with the interior being finished and insulated. This building also contains a 16-foot overhead door.

The remainder of the property is currently in grass and was previously used as outdoor storage. The property is connected to the city sewer system and city water.



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