

Chris Eddy – 515.577.4428

Donna Kinnick – 712.790.9539



110 5th Ave. Coon Rapids, IA 50058
www.commins.net

Listing Information

Address: 411 Main Street, Coon Rapids, IA

Owner: CK Sanden LLC

Occupant: Owner

Legal: Milwaukee Land Co Addition block 18 Lot 13

Kitchen/Dining Area: Kitchenette

Lot Size: 25 ft x 142 ft

Building Sq Ft: 1,200

Year Built: 1906

Year Bought: 2019

Type of Construction: Masonry

Color: Grey

Electric Panel: Basement

Taxes: Gross \$870

Zoning: Business/Commercial

Price: \$59,900

Baths: 1.5

School District: Coon Rapids - Bayard

Ave. Utilities: \$245/month

Foundation: Block

Type of Basement: Unfinished

Heat: Forced Air

Fuel: Gas

Air Conditioning: Central

Water Heater: Electric

Water: City

Sewer: City

Washer/Dryer Location: NA

Water Softener: No

Possession Date: Upon Closing

Assessed Value: \$59,210

Remarks:

Call Community Insurance Agency at 712.999.2288 for a showing today!

Beautiful business space looking for a new owner! Current owners have outgrown this space and are moving across the street. This is the perfect opportunity to move your business to Main Street. Front entry offers flexibility for retail or reception with high visibility to Main Street traffic. Adjacent rooms provide privacy to accommodate offices, examinations/procedures, or a host of other business activities. Kitchenette, full bath w/ shower and personal space in the rear of the building. Full basement provides ample storage. The back door provides access to a large open space behind the building. New roof and gutters in 2019. Interior/exterior painting, new doors, carpet and woodwork in 2020. Very well cared for building that should be on the top of your list if you need business space in Coon Rapids.

The above information, although believed to be accurate, is not guaranteed to be so by Listing REALTOR. The house size, lot size, year built and other information is taken from public record and other available sources, these matters may be verified with the help of a home inspector or other expert. The taxes shown above may not reflect the actual taxes that will become payable after purchase. Homestead Credit, if applicable, may not apply to future taxes.