

223 Central Avenue W

Clarion IA 50525

County: Wright

Type: For Sale

Status: Active

List Price: \$275,000

Sold Price:

Original List Price: \$275,000



DOM/CDOM: 3 / 3



Style **Office**  
 Current Use **Office**  
 Construction Status Desc  
 Total Number of Units **2**  
 Foundation Size  
 Building Finished SqFt **2,400**  
 Building Total SqFt **2,508.00**  
 Year Built **1947**  
 Acres **0.170**  
 Lot Size Dimensions **96X76**  
 Lot Size SqFt **7,405.20**  
 Complex/Dev/Sub

Property ID # **0731367003**  
 Property ID #2  
 Property ID #3  
 Multiple PIDs? **No**  
 Tax Year **2022**  
 Gross Taxes **\$2,450**  
 Assessed Valuation **135,700.00**  
 Tax With Assessments  
 Assessment Pending **Unknown**  
 Homestead Desc **None**  
 School District Name  
 School District Phone  
 Zoning - DEPRECATED

Directions **This property is located right on Highway 3 at 2nd Street**  
 Legal Desc **S 76' OF LOT 5 EXC E 3' & STRIP 33' WIDE ADJ SAME ON WEST BLOCK 13 ORIG**

Map Coordinate  
 Section #  
 Township #  
 Range #  
 List Date **4/7/2024**  
 Date Closed

Auction YN: **No** License: Type: Is Buyers Prem:

**Public Remarks** Location, Location, Location!! Located at the center point in Wright County right on Highway 3. Tons of updates in the last 10 years. Excellent building for many uses including office space, retail, or income property. Building can be seconded into 2 rentals or used all together. 5 offices and one bathroom on one side plus big lobby/waiting area. Second area has a separate office, bathroom, and entrance lobby/waiting area. All doors are 36" and bathrooms are large to accommodate a wheelchair. This space is also for rent while it stays for sale. Give me a call for your personal showing. Darren Robinson 515-293-1207

Sale Includes **Building and lot**  
 Accessible **No Stairs Internal, No Stairs External, Doors 36"+**  
 Air Conditioning **Central, Ductless Mini-Split**  
 Available Utilities **Heating Common**  
 Basement **Slab**  
 Exterior **Stucco**

Expense Electric  
 Expense Fuel  
 Expense Insurance  
 Expense Maintenance  
 Expense Repair  
 Expense Trash  
 Expense Water Sewer  
 Expense Caretaker  
 Expenses  
 Expense Total Ann

Income Misc Mon  
 Income Total Mon  
 Income Misc Ann  
 Income Total Ann  
 Gross Income  
 NetIncome

Fuel **Natural Gas**  
 Heating **Forced Air, Ductless Mini-Split**  
 Road Frontage **City Street, State Road**  
 Roof **Metal**  
 Sewer **City Sewer/Connected**  
 Water **City Water/Connected**  
 Floors **Carpet, Vinyl/Linoleum**  
 Location **Free Standing**  
 Potential Use **Income, Office, Professional, Retail**  
 Walls **Drywall, Finished, Insulated**  
 Miscellaneous **220 Volt**



PREPARED BY



**Darren K Robinson**  
 darren@homelandiowa.com  
 515-293-1207



**HomeLand Realty**  
 201 S. Commercial Ave.  
 Eagle Grove IA 50533  
 515-448-3717