

INDUSTRIAL FOR SALE

FOR SALE

115 W Lincoln Hwy, Nevada,, Nevada, IA 50201



PROPERTY DESCRIPTION

Located in the heart of Nevada this building is for sale. Sitting on 1.29 acres this building has much to offer.

PROPERTY HIGHLIGHTS

- Minutes from the I 35 North South Interstate
- Drive in door
- Office
- Ample storage

OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	1.295 Acres
Building Size:	31,618 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	734	2,902	3,717
Total Population	1,679	6,285	7,957
Average HH Income	\$95,655	\$85,630	\$84,090

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

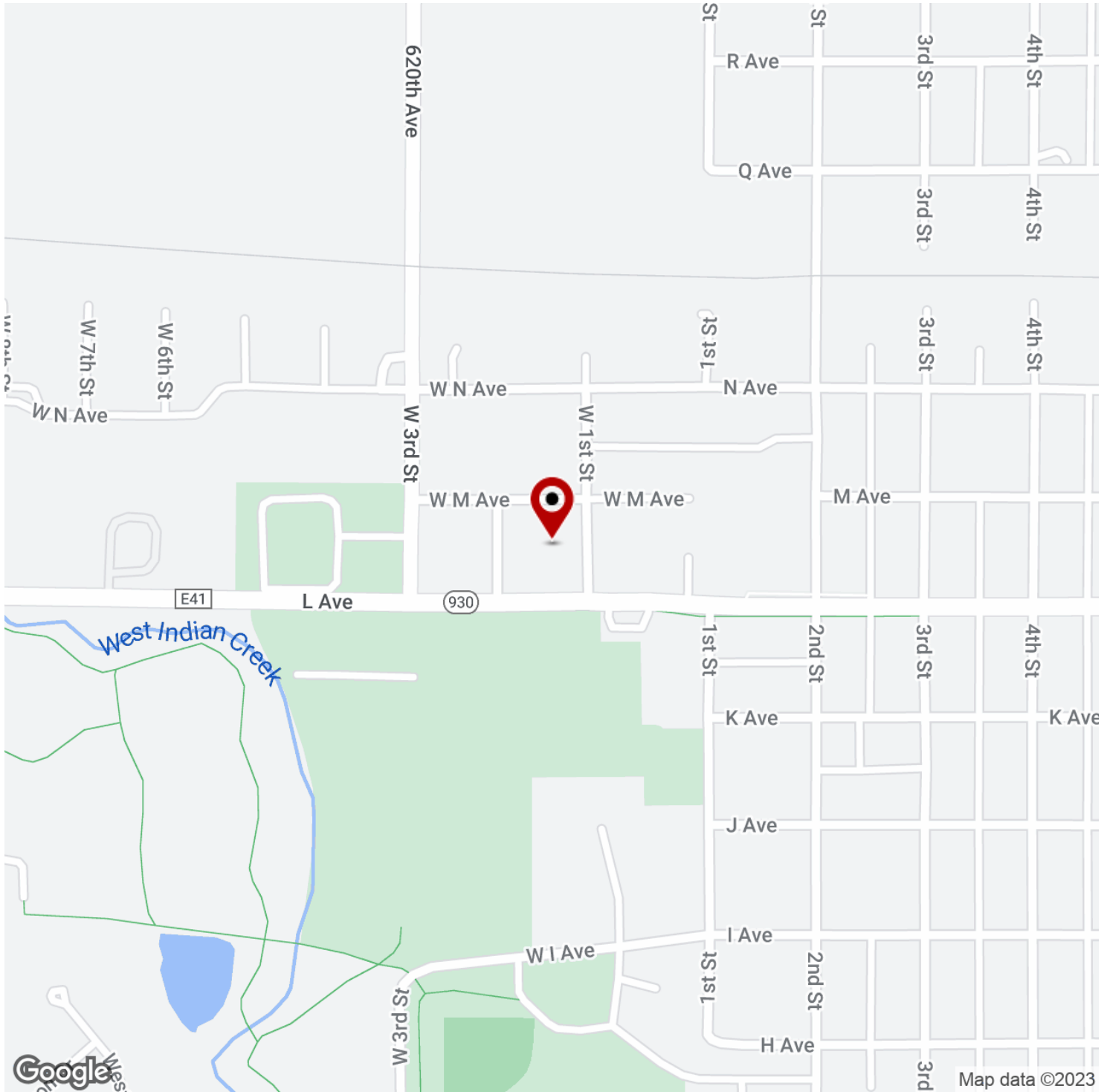
MICK GROSSMAN
Managing Director
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KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

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