

# LAND

# FOR SALE

Clay County, IA

**1.87**  
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



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Real Estate License:  
S68527000

100 N Phillips St Ste #2  
Algona, IA 50511



**HIGH POINT**  
**LAND COMPANY**  
HIGHPOINTLANDCOMPANY.COM





# Summary of Property

## 1.87+/- Acres • Clay County, IA

**Listing Price: \$425,000**

### **Description**

Great looking commercial property perfect for anyone with heavy machinery! 56'x144' Lester building with a 16'x48' load out/storage extension and 14'x58' office extension. Total of 9,644 square feet. Washout bay that includes 2 heated Hotsy power washers and an acid washing station. 12,000 gallon diesel tank, 1,000 gallon diesel tank, and 1,000 gallon gasoline tank protected by a 18'x30' concrete containment area. Office area with central air that includes a front counter and 4 desks along with several filing cabinets and a safe. Security camera system. 6 line Motorola phone system. 3 toilets, 1 shower, 2 sets of washer/dryer, break room/kitchen area. City sewage and water. Gas heater installed in 2023 with an oil heater as a backup. Sitting on 1.87+/- acres of land. Built in 1979.

### **Property Address:**

906 E. Milwaukee St. 10th Ave E, Spencer, IA

### **Property Features:**

- 9,644 Sq. Ft. with Cement Parking
- 2 Rooms of Office Space with 4 Desks and Filing Cabinets
- 12,000 Diesel Tank, 1,000 Diesel Tank, 1,000 Gasoline Tank
- Installed Security System

### **Driving Directions:**

From heading out of town east of Spencer on highway 18, turn north onto M50, turn west on B24, turn north on 10th Ave E and building is on the southwest corner of 10th Ave E and E Milwaukee St

100,000  
ACRES SOLD

# Property Photos



100,000  
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