

# BUILDING FOR SALE



**GREAT HIGHWAY LOCATION**  
**902 West Elm**  
**Pocahontas, IA 50574**  
**Ideal Facility for Business or Storage**

## **Features:**

10'x20' Office Space & Entry

24'x30' Section Features:

1-10' Overhead Door-Insulated

1-16' Overhead Door

Natural Gas Heater

16'x30' Section Features:

1-10' Overhead Door -Insulated

Electric Heat

Elevator to Second Floor with

Insulated Floor for Cold Storage

New Vinyl Siding 2009

Insulated Walls

Wall Air Conditioning in Office

Gross Taxes: \$484

Lot Size: 80.4' x 85.5'

**Listed @ \$42,500.00**

FOR MORE INFORMATION CONTACT LISTING AGENT:

**Hudson Realty**

**Donna Hudson**

**CRS, GRI**

*Broker Associate*

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