

*Parker Realty presents...*

## 107 Woodland Ave Guttenberg, IA



<b>Listing Price:</b>	\$350,000	<b>Lot Size:</b>	10 Acres M/L
<b>Taxes:</b>	Annual \$1466	<b>Year Built:</b>	1978
<b>Zoning:</b>	Comm/Ag	<b>Building Size:</b>	70 x 80 60 x 100 60 x 100
<b>Class:</b>	Warehouse	<b>Utilities:</b>	City

**Listing Agent: Dan Parker - Cell Phone: 563-880-0273**

Parker Realty  
510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273

# *Parker Realty presents...*

~+This 2 parcel business opportunity sits just off Acre Street and Lorenze Lane. With 2 parcels: 1<sup>st</sup> parcel: street frontage 4.89 acres zoned as limited Agricultural with opportunities for housing. 2<sup>nd</sup> Parcel: over 5 acres with warehouse buildings and concrete pads set up for bulk storage and individual storage units.

Many possibilities and Ideas to make this property into a moneymaking investment!



Parker Realty  
510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273

*Parker Realty presents...*

Parker Realty  
510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273