

First time available as a Commercial Site !

Prime Grand Avenue Commercial Lot for Sale Spencer, Iowa

**Great site for your new business or commercial building
on the corner of Grand Avenue & East 9th Street**

- Located on Grand Avenue next to Walgreens, across from Hy-Vee
- Zoned Central Business District
- 100 feet frontage on Grand Avenue, 142 feet on East 9th Street
- Close to businesses, banks, and Spencer Regional Hospital
- High traffic counts, near a major stoplight
- Ready to build

Legal Description: Lots 15-18, Block 12, 1st Railway Addition, Spencer, Iowa
Taxes: \$ 2,368 annually
Note: Broker / Owner Jon Hjelm is a licensed real estate broker in Iowa



Jon Hjelm, ALC Broker
Accredited Land Consultant



Spencer, Iowa

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theacreco.com