

**Choice unimproved building lot**

# COMMERCIAL LOT FOR SALE

## SPENCER, IOWA

- 370 feet frontage on 4<sup>th</sup> Avenue West
- 180 feet deep (excellent depth) – 66,600 square foot lot
- Two blocks west of Highway 71 in North Spencer
- Surrounded by business property
- Ready to go for your new project
- Could be 2-3 lots or site for multiple buildings
- Excellent location for storage and/or rental buildings

**Legal:** Part of the Southwest Quarter of the Northwest Quarter of Section 6,  
Township 96 North, Range 36 West PM, Clay County, Iowa.

**RE Taxes:** \$ 1,292 annually

**Price:** \$ 68,000

**Note:** Broker / Owner Jon Hjelm is a licensed real estate broker in Iowa



Jon Hjelm, ALC Broker  
Accredited Land Consultant  
Realtors Land Institute Member



Spencer, Iowa

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