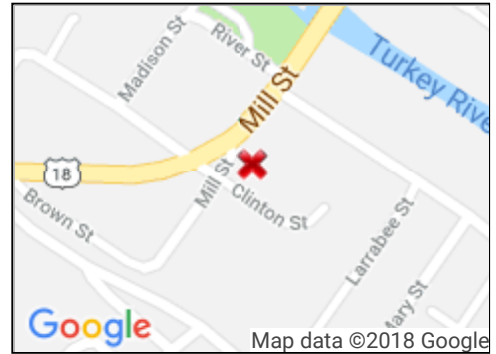


**LISTING DETAIL - COMMERCIAL**



**MLS #** 20184519  
**County** Fayette  
**Type** Office/Retail  
**Address** 73 Mill Street  
**Unit #**  
**City** Clermont  
**State** IA  
**Asking Price** \$60,000  
**Price Type** Gross

**Property Name/Subdivision**  
**Parcel #/Tax ID** 0434339002  
**Zoning** commercial



**GENERAL**

**For Sale Y/N** Yes  
**For Lease Y/N** No  
**Investment Y/N** Yes

**Gross Taxes** \$1,366.00  
**Legal Description** LOTS 9 & 10 & E 15.75' LOT 11 BLK 91, CLERMONT (VALLEY MARKET) (Note: Not to be used on legal documents)

**Tax Year** 2018  
**Owner Name** Resale Therapy, LLC  
**Approx Lot Size (SqFt)** 7392  
**Acres** 0.1700  
**Flood Insurance** No

**FEATURES**

**SALE/LEASE INCLUDES** Land, Building  
**LOCATION** Other Location  
**FRONTAGE/ACCESS** City Street, Paved 2 Lane, State Road  
**HEATING** Forced Air, Entire Unit, Propane  
**COOLING** Central, Entire Unit  
**WALL CONSTRUCTION** Block  
**FLOOR CONSTRUCTION** Concrete  
**ROOF CONSTRUCTION** Comp Shingle, Sloped  
**EXTERIOR FINISH** Vinyl  
**TERMS/LEASE** N/A  
**SEWER** City Sewer  
**OWNER PAYS** N/A  
**TENANT PAYS** N/A  
**OWNERSHIP** Joint Tenant  
**AVAIL AT LISTING OFFICE** None  
**INSULATION** Side Walls

**BUILDING DESCRIPTION** Free Standing, Single Tenant  
**TAX INCENTIVE** None  
**POSSIBLE FINANCING** Cash Convention  
**SHOWING INSTRUCTIONS** Appointment Only  
**MISCELLANEOUS** Near Recreation  
**POTENTIAL USE** Office, Retail, Other Potential Uses  
**EASEMENTS/RESTRICTIONS** Utility  
**UTILITIES ONSITE** Electric, Water, Sewer  
**POSSESSION** Negotiable

**PUBLIC REMARKS / DIRECTIONS**

**Public Remarks** Great opportunity for an individual to start their own business! This building is in excellent condition and could easily be divided. Currently operated as a retail/clothing business but could be any kind of retail or office space, light manufacturing, storage. Also, includes concrete parking lot.

**Directions to Property** Located along Hwy 18, directly across from Casey's in Clermont, IA



**Leanne Cline**  
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**Northeast Iowa Appraisal & RE**  
115 South Vine Street  
West Union IA 52175-0000



Listing Agent: Leanne Cline - cell: 563-920-3055



These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. Information herein deemed reliable but not guaranteed.