

PRIME
COMMERCIAL SITE

For Sale *Development Parcel*

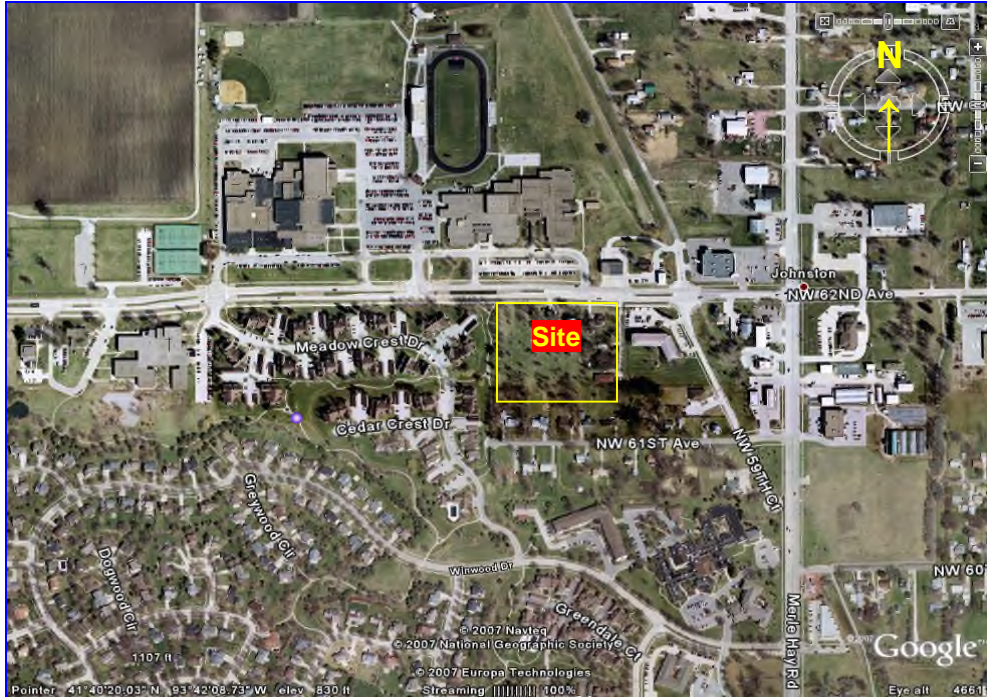
3.77 Acres (Buy All or Part)



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6016 NW 62nd Avenue Johnston, Iowa 50131

Size:	164,221.20 S.F. (Additional adjacent land may be available.)
Zoning:	R-O, Mixed Use District. (Many Uses possible.)
Use:	Office, Retail, and Multi-Family all possible. (Subject to city submission & approval.)
Frontage:	464.20 FT. on south side of NW 62 nd Avenue.
Topography:	Level.
Utilities:	All Available
Improvements:	Vacant single-family dwelling.
Comments:	Excellent Exposure and Access. Full in-out both directions at beginning of 4-lane boulevard. Across from High school and middle school. Close to new Walgreens and Merle Hay Rd. High traffic artery at intersection with MHR, which is under study for major interchange.
Legal Description:	GeoParcel Number: 7925-12-226-001
List Price:	\$ 5.48 / s.f. of site area. (Buy all or part: \$900,000 = Based on full site area) OFFERS Welcome
Contact:	Kevin J. McRoberts, MAI, ASA, CRE Broker. <i>President, McRoberts & Associates, LLC.</i> 515 . 264 . 8400 ■ kjm@mcre.us ■ info@mcre.us ■ www.mcre.us

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Property, and data, is subject to change or removal from market without notice*

Kevin J. McRoberts, MAI, ASA, CRE Broker
President & CEO

MCRE.US / McROBERTS & ASSOCIATES, LLC



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