

1001 N HICKORY BLVD, PLEASANT HILL, IA 50327



Redevelopment Opportunity For Sale - Motivated Seller!!!

- Sale Price: ~~\$260,000~~ \$235,000
- Building Size: 1,848 SF
- Lot Size: .55 Acres
- Taxes: \$16,176
- Frontage: 59'
- Ceiling Height: 12'
- Parking Spaces: 20 plus stalls
- Traffic Count: 18,700 VPD

- 1,848 sf steel and brick building sits on a .55 acre lot. Formerly used as a gas station/convenience store location, but has potential for retail/office re-development. Gas tanks and pumps have been removed from site and the DNR has issued a certificate of no further action required. Building shell is in remarkable shape.
- Located just south of E. University Avenue on the east side of Hickory Blvd. Pleasant Hill Hy-Vee is adjacent to parcel. Easy access to interstate and Hwy 65/E.
- Located on corner lot that is surrounded by other retail businesses and office buildings.
- **Pre-Determined Construction estimates available upon request**

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