

# SHOP/OFFICE BUILDING AVAILABLE

## LISTING #14845

**PRICE:** \$425,000

**13.92 Acres**

### DESCRIPTION:

Peoples Company is pleased to offer 13.92 acres m/l in Marion County located south of Knoxville, Iowa just off of Highway 5. The property features a 5,304 SF truck shop with 900 SF of office space. The office is fully finished with 3 rooms, 2 bathrooms, and high speed internet. It has forced air heat and air conditioning. The shop has three overhead doors (20 x 16, 15 x 16, 10 x 10) and uses radiant heat. It is equipped with a full bathroom/shower and a 6 x 12 office. There is a 14.5 x 51 square foot loft for storage and a wash bay with drain. This building is well designed and can fit almost any use. Zoned Ag/Commercial.

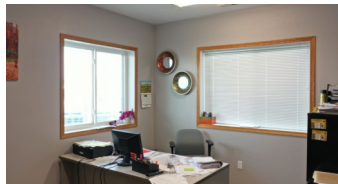
### IMPROVEMENTS:

Shop - 5,304 SF built in 2015

Office - 900 SF built in 2016

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