

FOR SALE



4701 W 12TH St

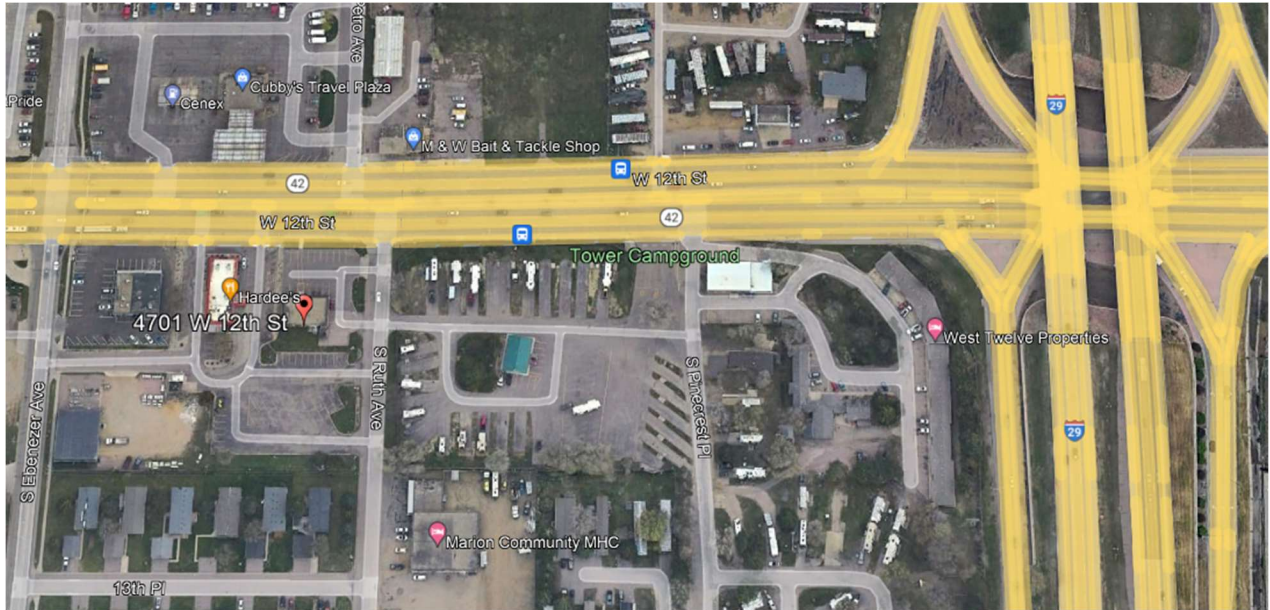
PROPERTY HIGHLIGHTS

- Retail building located 1 block west of I-29
- Commercial stand-alone building with ample parking
- Former casino
- On site paved parking lot
- Easy access from 12th Street or Ruth Avenue
- Great space for retail or service provider

LOCATION DESCRIPTION

Located on the corner of W 12th St and Ruth Ave. Area neighbors include Hardees, Tower Campground, Cubby's Travel Plaza, M & W Bait Shop and Cenex. As of July 2023, average annual daily traffic count between Ebenezer Ave and I-29 is 33,000.

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LOT DESCRIPTION:

ACRES: .41 acres
LOT SIZE (Sq. ft.): 18,043
SALE PRICE: \$699,000



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