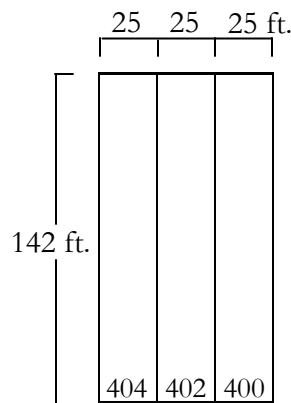


BUILDING FOR RENT

BEST CORNER IN SPENCER!



Located at 400, 402, and 404 North Grand Avenue in Spencer, these buildings would be a perfect location for any business! The prominent location allows for great customer visibility along with plenty of free parking. Each of the three buildings can be rented separately or together.



Building History:

- South part of the buildings have been a Pharmacy for over 100 years
- Center section has been a clothing store, lunch counter, and Pharmacy
- North part of building has been a dry goods store, clothing store, and Pharmacy

- Corner of 4th and Grand Ave. in Historic Downtown Spencer, Iowa
- Interconnected buildings with variable interior walls
- Can be rented in multiples of 3550 sq. ft. per building
- Gas heat
- City maintained rear parking lot
- Free customer parking in front, side, and rear
- Customer front and rear entrances



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