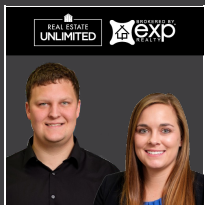


SETH HELLINGA & SHELBY STANTON



Real Estate Unlimited
2221 33rd St.
Spirit Lake, IA 51360
Cell: 712.320.0482
Cell: 712.461.0815

Seth Hellinga is an enterprising real estate broker leading the Real Estate Unlimited Team at EXP Realty. Seth has experience with residential, commercial, and agriculture transactions and strives to help each client reach their goals. Shelby Stanton is a native to the Sibley area and, growing up in a family business, understands business motivations and business expansion needs. Together we are excited about the future business opportunities this site offers to a new owner.

1476 PINNACLE AVE.
SIBLEY, IA

seth.hellinga@exprealty.com | ReUnlimited.com | BuyAndSellSibley.com



1476 PINNACLE AVE.

The Real Estate Unlimited team at EXP Realty expands upon the leading EXP Realty Platform by providing additional training, tools, marketing services, office support and accountability to ensure we reach our clients goals. When you hire an agent with the Real Estate Unlimited Team, you get the whole team working together to reach your goals.



GREAT LOCATION OFF HWY 9 & HWY 60
Seth Hellinga & Shelby Stanton
Real Estate Unlimited

OFFICE SPACE

This property was built right and comes at a fraction of the cost to replicate. Located in the Osceola County Enterprise Park development, just off the Hwy 9 / Hwy 60 intersection, this property fits a variety of businesses. The 1280 sq ft (40' x 32') finished space encompasses 2 office spaces (14.5' x 11' & 12' 11.5'), a conference room (17.5' x 14'), and restroom with shower. Office has full spray foam and FHA Electric heat. This all sits on 3.96 acres with impressive concrete drive & parking with additional red rock truck turn around.



WAREHOUSE

You will be impressed by the amount of space there is in this 80' x 120' Northland Building. There are two over head doors which allow for semi drive through and turnaround. One OHD measures 24' x 18' and the other measures 16' x 16'. The warehouse roof has been spray foamed and building has 400 amp power.



WORK SHOP

In addition to the warehouse space, this 18' x 22' heated workshop space accommodates a comfortable space for smaller projects or heated equipment/vehicle storage. Workshop has a 14' x 8' OHD, water spigot, and a floor drain for easy clean up.



1476 PINNACLE AVE. | SIBLEY, IA 51249

- Year Built: 2012
- Acres: 3.96
- Warehouse: 80' x 120'
- Workshop: 18' x 22'
- Office: 32' x 40'
- Water: Osceola County Rural Water
- Sewer: Private, Septic
- Electric: Osceola Electric Coop
- Heat: Electric FHA
- Taxes: \$3,258

If you are already working with a real estate professional please disregard this solicitation.

Listed exclusively by
SETH HELLINGA & SHELBY STANTON

Cell
712.320.0482

Listed at
\$375,000