

# STEWART REALTY COMPANY

STEWART REALTY COMPANY  
503 Kelly Street  
Charles City, IA 50616

641.228.1111 Office  
800.501.1116 Toll Free  
www.StewartRealtySells.com

1010 SO. GRAND AVENUE, CHARLES CITY



|               |                      |
|---------------|----------------------|
| ■ Type        | Retail               |
| ■ Square Feet | 1710                 |
| ■ Zoning      | B-3 Service Business |
| ■ Parcel Size | NA                   |
| ■ Yearly Tax  | \$1162               |

FOR LEASE: Outstanding 1,710 s/f retail location just minutes from the Avenue of the Saints. Well located on main traffic thoroughfare, this spacious facility offers excellent visibility, street frontage plus well-lighted, convenient customer parking on hard-surfaced lot. Handicap accessible. Highlight your business in this highly visible location!

**For Lease:**  
**\$450 Net-Net-Net\***



Presented by:



Lori L. Stewart, REALTOR®  
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Lori@StewartRealtySells.com

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America's Hometown Real Estate Company

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1010 SO. GRAND AVENUE, CHARLES CITY

SELLER: Sam Soifer

## \*TERMS

\$450/Month Net-Net-Net.  
\$450 Security Deposit required.

Leasehold Agreement will be not less than Three (3) years, with the right to extend the Agreement for another Three (3) year period by giving the Landlord not less than 90 days written notice prior to the expiration date of the first term of the Lease Agreement.

\$1,162 Annual Taxes/\$96.84 Monthly  
\$275.57 Annual Insurance/\$22.96 Monthly  
Total Monthly Rent: \$582.54  
Tenant to pay all utilities.

## ADDITIONAL INFORMATION

**SITE DESCRIPTION:** Located adjacent to several very busy retail businesses on South Grand Avenue, just minutes from access to Avenue of Saints. Formerly "The Knitting Corner".

**BUILDING DESCRIPTION:** Excellent quality/condition. Available immediately.

**EXCLUDED:** All personal property.

## NOTES:

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## For Lease:

**\$450 Net-Net-Net \***

- Type: Retail
- Square Feet: 1710
- Zoning: B-3 Service Business
- Parcel Size: NA
- Property Taxes: \$1162
- Utility Providers:  
City of Charles City: \$25/mo  
MidAmerican Energy: \$190.00/mo

Presented By:

**Lori L. Stewart**

REALTOR®



