

Shelby County Available Buildings

Shelby

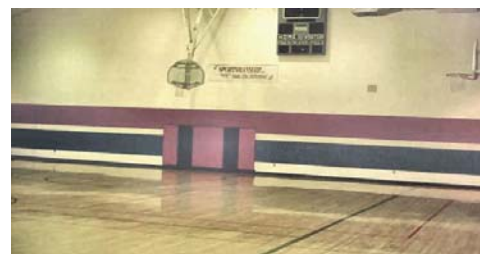
Multi-Story, Multi-Purpose Building

Lot Size	Approx 6 acres m/l
Location	Shelby, Iowa
Highway	Interstate 80 & County M-16
Electrical Service	1600 amp 1200 amp
Water Service	6" main 2" service
Sewer Service	8" main 6" service
Natural Gas	3" main 2" service line w/ 10# pressure
Zoning Class	R-1 District
Fire Protection	Class 7
Tax Rate per 1,000 assessed valuation	29.722



BUILDING CHARACTERISTICS:

- 3 floors with approximately 43,000 square feet of finished space
- 3 story brick construction with basement, built in 1922
- First floor has 10 large individual rooms and 2 restrooms
- Second floor has 9 individual rooms and 2 restrooms
- Third floor has 12 individual rooms and 2 restrooms
- Adjacent gymnasium constructed in 1975 – 2 floors with approximately 20,426 square feet



- Located near residential area on an approximate 410' (N-S) by 657' (E-W) lot
- Very reasonable sale terms

(updated 7/30/04)

Shelby, Iowa is conveniently located on Interstate 80, exit 34, only 30 miles from the Council Bluffs/Omaha metro, only 23 miles from North/South Interstate 29 and 90 miles west of Des Moines

Contact Shelby County DevelopSource to learn more about this versatile building and possible business location incentives.