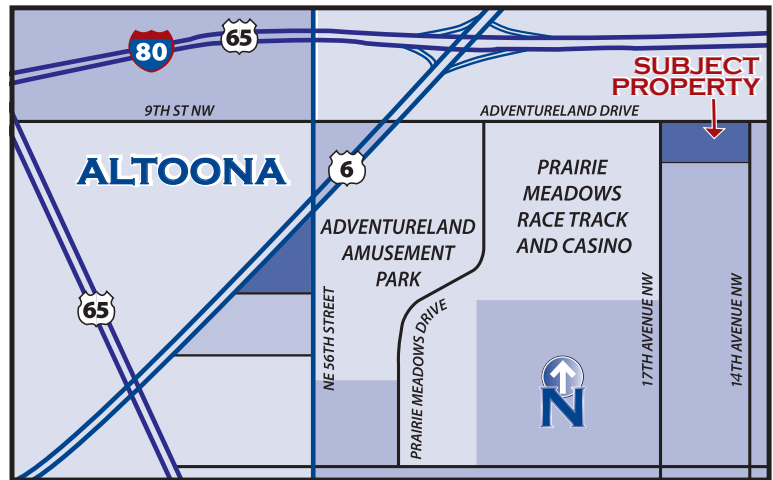
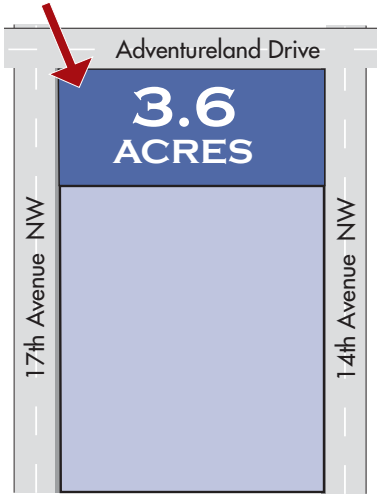




KNAPP
PROPERTIES, INC.

ALTOONA, IOWA

**SUBJECT
PROPERTY** 



COMMERCIAL LAND FOR SALE

\$5.00/FT

KNAPP PROPERTIES HAS 3.6 ACRES OF COMMERCIAL LAND LISTED FOR SALE IN ALTOONA, IOWA. THIS EXCELLENT LOCATION, SITUATED WITH APPROXIMATELY 740 FEET ALONG ADVENTURELAND DRIVE AND 339 FEET ALONG 14TH AND 17TH AVENUES, IS DIRECTLY EAST OF PRAIRIE MEADOWS RACE TRACK AND CASINO. IT IS ALSO IN CLOSE PROXIMITY TO THE INTERSTATE 80 INTERCHANGE, AND INCLUDES ALL UTILITIES AT THE SITE. THIS PROPERTY OFFERS AN EXCELLENT OPPORTUNITY FOR A MOTEL LOCATION OR OTHER TYPES OF RETAIL. FOR MORE COMPLETE INFORMATION, ADDITIONAL FEATURES, AND A PRIVATE SHOWING, CALL TODAY.

LISTING BROKER

KNAPP PROPERTIES, INC.

EXCLUSIVELY MARKETING BY

R. KIM DREHER (515) 991-7400

JEFF SADDORIS (515) 371-3023

LAND FEATURES

- Approximate lot size: 740' x 339'
- Tax incentive financing for new development
- Excellent location
- Close proximity to I-80, Adventureland and Prairie Meadows

PRICE/SERVICES

- 3.6 Acres – \$5.00/ft
- Altoona zoning & planning

