

# Growthland

*Appraisals, Management, Brokerage, & Advising*

**Commercial Property**  
**197' x 132' Lot**  
**Delaware County, IA**

**918 E Main St**  
**Manchester, IA**  
**\$94,500**



## Property Overview

- This property is conveniently located on Main Street in Manchester, with easy access to Highway 20 and Highway 13, **making it an excellent location for alternative uses.**
- Formerly the site of Carl's Feed & Farm Store, the bins and scale have been removed from the property.
- **Parcel Number:** 630-28-33-040-00.
- **Total Land Area:** 197' x 132'
- **Building Details:**
  - Warehouse (Storage)  
2,400 sq ft, built in 1948.  
Includes 1 bathroom and a front office
  - Metal Light Manufacturing Building  
406 sq ft, built in 1991.
  - Metal Warehouse - 485 sq ft, built in 1991.
  - Additional Warehouse (Storage)  
1,760 sq ft, built in 1948.
- **Property Taxes:** \$3,658 annually

### Contact Us:

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## Photos



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