BOLEY
REAL ESTATE

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Commercial Building in the Heart of Albia, IA

Address: 10 South Main St, Albia, IA





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Price: $99,500
Finished Sq. Ft.: 1620
Gross Taxes: $1,456
School: Albia School District
County: Monroe
Commercial

Prime Commercial Opportunity on Albia's Historic Square!

Location, visibility, and opportunity come together with this commercial building situated on the east side of Albia's beautiful historic square! Positioned in a high-traffic area with approximately 7,000 vehicles passing by daily, this property offers excellent exposure for your business. Convenient parking is available directly in front of the building, along with a private rear entrance and two additional parking spaces behind the property.

The building features a recently refreshed front facade and underwent renovations approximately 6–7 years ago. Inside, you'll find a welcoming and spacious front office area, two private offices, a break room, a bathroom, and a large conference room toward the rear of the building. The functional layout provides flexibility for a variety of business needs.

Situated securely between two neighboring buildings, this property offers solid bones, recent roof servicing, and plenty of potential. Whether you're looking for professional office space, a new business location, or an investment opportunity, this building provides a blank canvas ready for your vision.

Take advantage of this opportunity to own commercial real estate in the heart of downtown Albia, where historic charm meets everyday business convenience!

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