

# BOLEY REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

## Industrial/Commercial Building for sale in Albia, IA

**Address:** 885 IA-5, Albia, IA



**Tyler Boley**

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**Price:** \$750,000

**Acres:** 23

**Tillable Acres:** 19

**Gross Taxes:** \$8,672

**School:** Albia School District

**County:** Monroe

**Commercial**

Incredible opportunity to own this unique property just outside of Albia's city limits. Over 24,000 sqft of manufacturing space with loading docks, overhead doors, fire suppression system ample amounts of electrical hookups, and more! This property also include 23 acres total, with approximately 18 acres of tillable land with a 67.8 CSR! The factory includes a great office space with multiple restrooms and has a really nice paved parking lot.

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