Building For Sale
Cherokee, IA

Former Harley Davidson Building
Highway 59 location

Lot
5.34 Acres
400 foot lot width easy access frontage road
Deep lot; 590 foot average
Zoning: Commercial

Building
48,000 square foot steel building
Built in 2004 – Quality construction
4 large multi-use areas
2 loading docks
Huge concrete parking

RE Taxes: $26,118.00

Here is a well built, modern large commercial building in a busy location with ample parking ready for your business, offered at a reduced price. Call to schedule an appointment to see this Cherokee commercial building.

Price: $899,000.00

Jon Hjelm ALC
The ACRE Co., Spencer, IA
712-262-3529 office
712-240-3529 cell
1450 North Second Street, Cherokee, IA
North Cherokee

FOR SALE
Property and Area Description
The former Cherokee Harley Davidson building sits on Highway 59 in a high-traffic area. The building has a total of 48,000 sq. ft. of which 25,500 sq. ft. is for sales/office/parts, 6,500 sq. ft. for service area, and 16,000 sq. ft. for storage. The building has energy efficient in-floor heat, 12' ceilings, and on 5.34 acres. Easily accessible, this structure would be perfect for any retail store, light manufacturing, warehouse or commercial operation looking to locate or expand operations.

Population

<table>
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<th>Population</th>
<th>8,837</th>
<th>28,332</th>
<th>61,229</th>
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<td>10 Mile Radius</td>
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<td>20 Mile Radius</td>
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<td>30 Mile Radius</td>
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Source: ESRI®, 2019

Households

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<th>3,857</th>
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Transportation

Nearest Highway: US 20 (18.00 mi.)
Nearest Interstate: I-29 (55.00 mi.)
Nearest Airport: Cherokee Regional Airport (1.00 mi.)
Nearest Commercial Airport: Sioux Gateway Airport Col. Bud Day Field (60.00 mi.)
Rail Served: Other
Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy Company
Natural Gas: Alliant Energy
Water: City of Cherokee
Sewer: City of Cherokee