

# COMMERCIAL AGENT REPORT



MLS #: **202503823** Status: **New**  
 Ownership Type: **Commercial**  
 Address: **603 N Main St**  
 City, Zip: **Sigourney 52591**  
 Area: **Washington Area** DOM: **1**  
 List Price: **\$180,000** Original Price: **\$180,000**  
 Lease Price: **\$0.00** List Agent3:  
 Owner: **James J Flynn** Virtual Tour:  
 List Broker3:  
 List Agent1: **Cassie O'Rourke** cell: **319-430-3133**  
 List Broker1: **Grimm Company Real Estate** office: **319-664-3000**  
 List Agent2:  
 List Broker2:  
 Listing Date: **6/10/2025** Expiration Date: **12/31/2025**  
 County: **Keokuk** Doc: **2** E-mail: **cassie@grimmrealestate.com**

[Schedule a Showing](#)

	Lot Dim:	<b>88x58x183x29</b>	Tax ID:	<b>SGCOS-040000</b>
	Acreage:	<b>0.20</b>	Grss Tx (Cnty/City):	<b>\$1,279.00</b>
	Square Feet:	<b>9017</b>	Tax Year Report:	<b>2023</b>
	Type of Lease:	<b>none</b>	Year Built:	<b>1989</b>
	Zoning:	<b>commercial</b>	Common Area Maint:	<b>\$2,040.00</b>
	Elementary:		Insurance Exp/SqFt:	<b>0.12</b>
	Jr./Middle School:			
	High School:			

Lease Term:		Buyers:	Closing Costs:
Pending Date:	Sales Term:	Selling Agent 1:	
Closing Date:	Sold Price:	Selling Office 1:	

BUSINESS:	<b>Warehouse</b>	CONSTRUCT CM:	<b>Frame</b>
CI FEATURES:	<b>None</b>	LOCATION:	<b>Other</b>
DOCUMENTS:	<b>None</b>	FLOOR TYPE:	<b>Concrete Slab/Grade</b>
COOLING:	<b>Central A/C</b>	HEATING:	<b>Gas, Other</b>
LOT SIZE:	<b>Less Than .5 Acre</b>	ROOF TYPE:	<b>Metal/Steel</b>
ROAD FRONTAGE:	<b>County/City Road, Pavement</b>	SPECIAL FEATURES:	<b>None</b>
UTILITIES AVAILABLE:	<b>Electricity, Natural Gas, Sewer, Water-City</b>		
SQUARE FEET:	<b>2,000-5,000 SqFt</b>		
POSSIBLE FINANCING:	<b>Cash, Conventional</b>		
POSSESSION:	<b>At Closing</b>	SALE INCLUDES:	<b>Building &amp; Land</b>
SHOWING INSTRUCTIONS:	<b>Call Agent Only, ShowingTime</b>		
Directions:	<b>2 blocks North of Casey's on North Main Street in Sigourney.</b>		

Remarks Commercial Building for sale. Versatile 36'x72' commercial building featuring heat, air conditioning, and a restroom, ready for your next business venture! The entire building sits on a concrete floor, offering durability and a clean, solid foundation for a variety of uses. Whether you're looking for a workspace, storage, retail, or service-based business, this property offers excellent potential. Message for details or to schedule a showing!

Addendum: **The common area maintenance listed is actually the annual utility bills. Yearly insurance is \$1200.**