COMMERCIAL AGENT REPORT



Schedule a Showing

MLS #:	**202605988**	Status:	**Active**
Ownership Type:	**Commercial**		
Address:	**101 W Marion**		
City, Zip:	**Sigourney**		**52591**
Area:	**Washington Area**	DOM:	**33**
List Price:	**$35,000**	Original Price:	**$40,000**
Lease Price:	**$0.00**	List Agent3:	
Owner:	**Joy V. Hubbs Revocable Trust dated**	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:	**10/8/2026**	Expiration Date:	**10/31/2027**
County:	**Keokuk** Doc: **3**	E-mail:	**cassie@grimmrealestate.com**

Lot Dim:	**88x33;22x13;19x66**	Tax ID:	**SGCOS 073400 & 061800**
Acreage:	**0.10**	Grss Tx (Cnty/City):	**$426.00**
Square Feet:	**4301**	Tax Year Report:	**2025**
Type of Lease:	**no**	Year Built:	**1885**
Zoning:	**commercial**	Common Area Maint:	**$0.00**
Elementary:		Insurance Exp/SqFt:	**0.00**
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:	**Other**	CONSTRUCT CM:	**Brick**
CI FEATURES:	**None**	LOCATION:	**Corner Lot**
DOCUMENTS:	**None**	FLOOR TYPE:	**Wood**
COOLING:	**No A/C**	HEATING:	**No Heating**
LOT SIZE:	**Less Than .5 Acre**	ROOF TYPE:	**Other**
ROAD FRONTAGE:	**County/City Road**	SPECIAL FEATURES:	**None**
UTILITIES AVAILABLE:	**Water-City**		
SQUARE FEET:	**2,000-5,000 SqFt**		
POSSIBLE FINANCING:	**Cash**		
POSSESSION:	**30-60 Days, At Closing**	SALE INCLUDES:	
SHOWING INSTRUCTIONS:	**ShowingTime**		
Directions:	**Corner of West Marion and South Hwy 149.**		

Remarks Commercial building located on a corner lot on the square in Sigourney, Iowa. The property includes two separate tax parcels with a total of 3,479 square feet. The main floor features several separate rooms, while the upstairs was previously used as living quarters. Property is being sold in "AS-IS" condition.

Addendum:

This information is deemed reliable, but not guaranteed.