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PRICE REDUCED - Commerical Listing! \$420,000

Prime Commercial Opportunity in Sheldon, IA!

Outstanding Machine Shop • Storage Income Potential • Meticulously Maintained

This is a rare opportunity to own an exceptionally well-maintained machine shop/workshop property in Sheldon. Whether you're expanding a business, need premium shop space, or are looking for an investment with additional income potential, this property deserves a close look.

The impressive shop features a **16' electric overhead door** with the capacity to drive a semi inside, a **12' rear electric overhead door**, and **18' side walls**, providing ample room for equipment, vehicles, and projects of all sizes. The building is **steel lined, insulated, heated, and air-conditioned** for year-round comfort and productivity.

As an added bonus, the rear of the property includes a separate building with **eight 10' x 28' storage units**, each benefiting from added privacy fencing and an asphalt loading/unloading pad. Continue generating rental income or expand your own storage needs.

Properties offering this combination of quality shop space, functionality, and income-producing storage are hard to find. Schedule your showing today and see firsthand why this Sheldon property stands above the rest!

Additional features include:

- Concrete floor with floor drain
- 200-amp breaker box
- Two walk-in entry doors
- Bathroom with shower
- 60-gallon water heater
- Washer and dryer
- Office/workspace with kitchenette
- Air compressor
- Numerous work benches and shelving units
- Bonus storage loft



The information contained herein was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyers to do an investigation on their own if so desired.