

# *For Sale*

## *2 Commercial Lots*

**Outstanding opportunity to purchase commercial ground  
in a developing area of Waterloo, Iowa.**

**Both lots are adjacent to Highway 63 with  
Middle turn lanes.**

**30,000 & 31,455 square foot lots**

**\$4.25 per square foot**

**This location would be ideal for a sit down food service  
facility - gas and convenience store - doctors offices**

**Most retail space - New or Used Car Lot**

***2001 Daily Traffic Count - 10,800***

**Current Businesses located near by.**

**Allen Memorial Hospital & Clinics with the College of Nursing**

**HyVee Food Stores - McDonalds - Subway - New Laser Car Wash**

**- Small and large retail stores - Osco Drug - Dollar General**

**Omega Cabinets - Much more Industrial - Motel 6**



**Backes Realty LLC**

**Contact: Rod Backes**

**319-226-3396**

**319-269-7110**

All Information contained in this brochure is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors or omission is assumed by Backes Realty or representatives.