

MIDWEST LAND GROUP PRESENTS

**.082 ACRES IN**

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# **CARROLL COUNTY IOWA**

**124 S 4TH AVE, DEDHAM, IA 51440**



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXQUISITE MAINTAINED BUILDING FOR SALE IN DEDHAM, IOWA

Discover your ideal combination of work and play with this stunning well-maintained building for sale in Dedham, Iowa. Create lasting experiences alongside family and friends as you establish a thriving business or brand. This building presents an exciting opportunity for transformation to make it your own. With a blank slate in the basement, you can let your imagination run wild and turn it into a livable space and the main level can be redesigned to suit your preferences or unique needs. Alternatively, you create a modern living room area upstairs and utilize the basement for

your business ventures. The property has undergone significant renovations in 2016 and after, including the installation of a new roof, plumbing, an electrical panel, and an overhead rolling door for access to the patio. This commercial-zoned building is primed for a business to establish its operations and boasts proximity to Audubon, Manning, Coon Rapids, and Carroll while offering reduced taxes providing an unmatched chance for growth. I look forward to seeing which entrepreneur will capitalize on this beautiful space to turn their vision into reality.

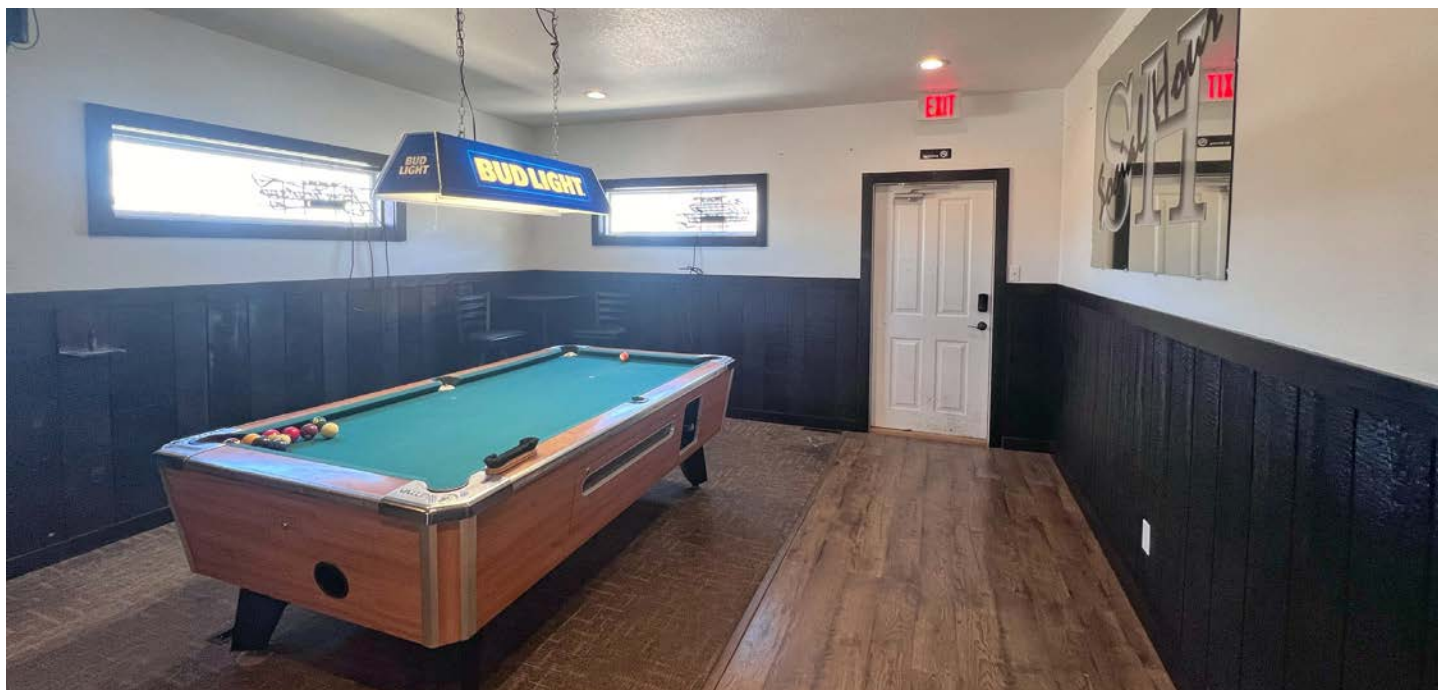




# PROPERTY FEATURES

PRICE: **\$125,000** | COUNTY: **CARROLL** | STATE: **IOWA** | ACRES: **.082**

- Commercial building built in 1977
- 1,800 sq. ft. space main floor
- 1,800 sq. ft. in unfinished basement
- New roof 2016
- Updated wiring 2016
- Electrical panel 2016
- Updated plumbing 2016
- 2 1/2 bathrooms
- Back patio deck with roll-up door
- Most equipment stays





# 1,800 SQ. FT. SPACE MAIN FLOOR





# 1,800 SQ. FT. UNFINISHED BASEMENT



# BACK PATIO DECK WITH ROLL-UP DOOR





# AERIAL MAP





# OVERVIEW MAP





## AGENT CONTACT

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Kent Brant's passion for land knows no bounds. Having grown up on a farm, he learned at an early age what benefits can come from a hard work ethic. Growing up, Kent had many opportunities to build his knowledge of farming as his parents raised sheep, had a farrow-to-finish hog operation, ran a successful egg business selling to local markets, and learned how to ride and drive teams of horses and mules. Today, he is still involved in his dad's raising of Simmental/Angus in their cow/calf operation.

After a 16-year career in sales and insurance, Kent decided to put his love for hunting and the outdoors at the forefront and follow his passion into land real estate. His knowledge of farming, livestock, hunting, and the outdoors allows him to connect with land buyers and sellers on every level. Combine that with his extroverted personality and drive to succeed, and Kent offers an enjoyable, timely, and efficient real estate experience.

When he's not working the land, you can find him volunteering for the Iowa Barn Foundation, helping barn owners find grants, restore old barns, and keep part of the heritage intact. An avid shed hunter, bow hunter, outdoor photographer, traveler, and more, Kent enjoys spending time outdoors with friends, family, and clients.



**KENT BRANT**, LAND AGENT  
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## MidwestLandGroup.com

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