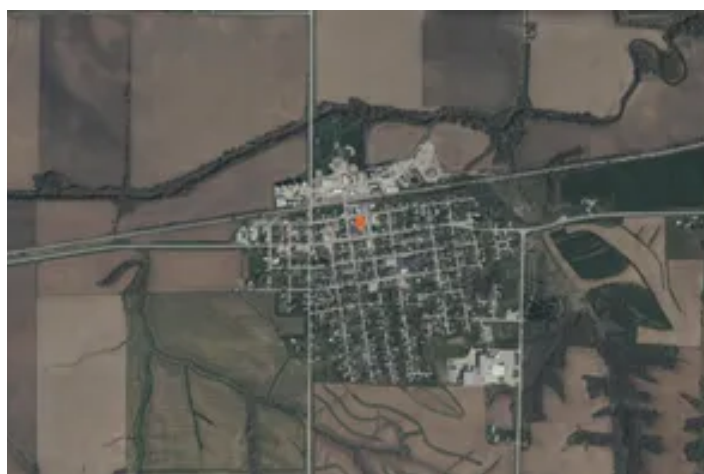


Iowa County, Iowa 0.15 Acres With Commercial Building
For Sale
603 2ND ST
Victor, IA 52347

\$74,999
0.150± Acres
Iowa County



Iowa County, Iowa 0.15 Acres With Commercial Building For Sale
Victor, IA / Iowa County

SUMMARY

Address

603 2ND ST

City, State Zip

Victor, IA 52347

County

Iowa County

Type

Commercial, Business Opportunity

Latitude / Longitude

41.73158 / -92.297283

Acreage

0.150

Price

\$74,999

Property Website

<https://landguys.com/property/iowa-county-iowa-0-15-acres-with-commercial-building-for-sale-iowa-iowa/87377/>



Iowa County, Iowa 0.15 Acres With Commercial Building For Sale Victor, IA / Iowa County

PROPERTY DESCRIPTION

Prime Commercial Opportunity with Strong Upside in Victor, Iowa. Investor Alert! Unlock the potential of this strategically positioned commercial property in Victor—a dynamic blend of storefront, office, and warehouse space designed to support business growth and maximize investment return.

Spanning 1,156 square feet, the front building welcomes you with a bright reception area—ideal for client interaction, product display, or team collaboration. The functional layout includes semi-open office areas, a file room, conference room, kitchenette, and restroom, all enhanced with full HVAC for year-round comfort.

Connected to this space is a 2,160-square-foot, steel-frame warehouse boasting tall ceilings, a loading dock-height floor and overhead door—ideal for shipping, storage, or light manufacturing. The entire property is on city sewer and water, ready for immediate use.

Location is everything—and this site delivers. Nestled just off Main Street in Victor's growing commercial corridor, with quick access to Interstate 80, this property sits at the gateway to opportunity.

Whether you're expanding your portfolio, launching a new business, or leasing to long-term tenants, this adaptable space meets today's needs while offering tomorrow's potential.

Don't miss your chance to own a high-visibility, multi-use commercial asset with room to grow. Showings available now—seize this opportunity before it's gone!

KEY FEATURES:

- Distance From Victor, IA:
- Iowa City, IA - 40 miles
- Cedar Rapids, IA - 56 Miles
- Cedar Rapids Airport - 40 Miles
- Williamsburg, IA - 20 Miles
- Des Moines, IA - 75 Miles
- Des Moines Airport - 87 Miles
- Sign On Property: Yes
- School District: HLV School Districts
- General Area: Victor, IA
- Water: City Water
- Sewer: City Sewer
- Zoning: Commercial & Industrial

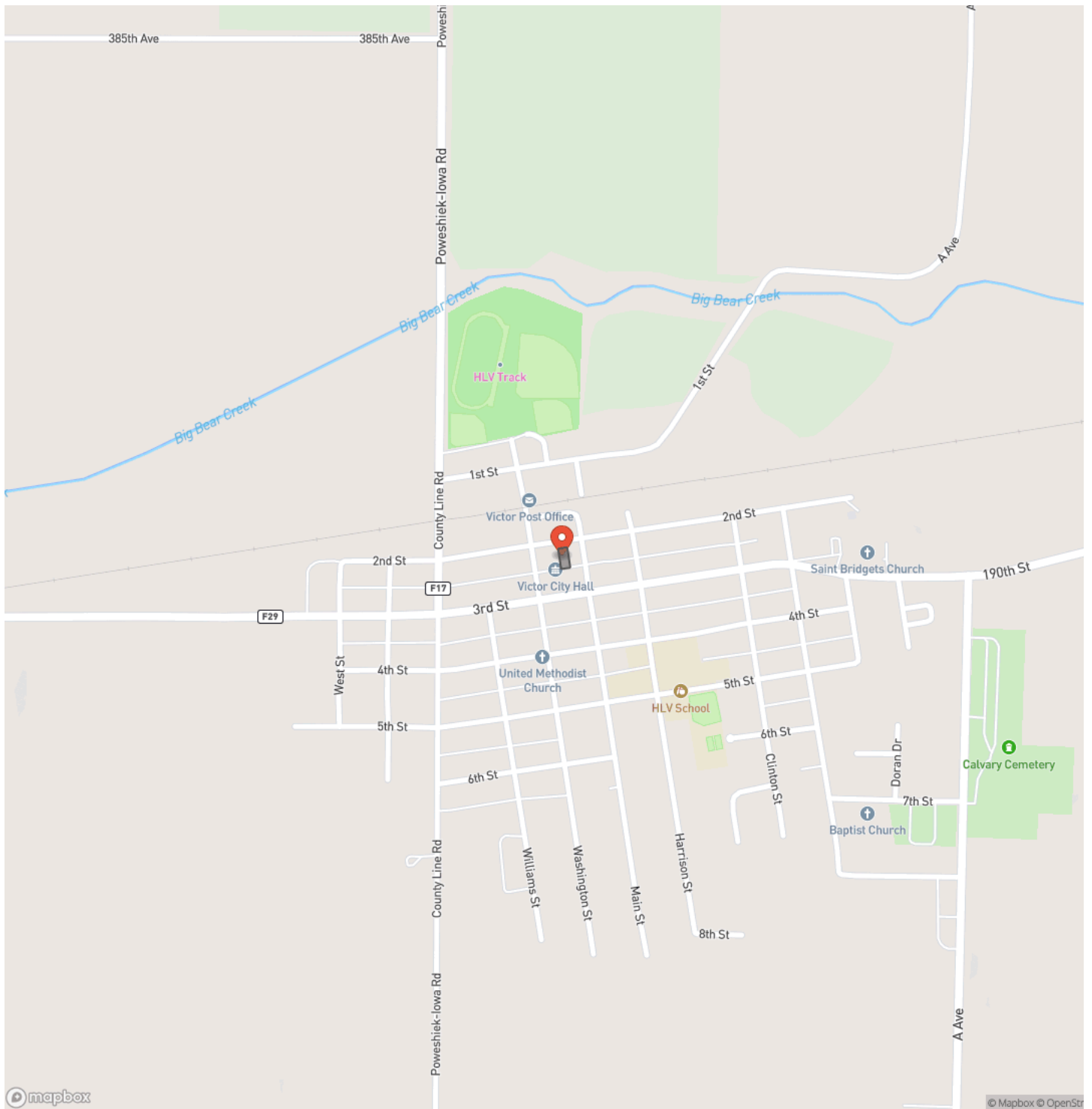
MORE INFO ONLINE:

www.landguys.com

Iowa County, Iowa 0.15 Acres With Commercial Building For Sale
Victor, IA / Iowa County

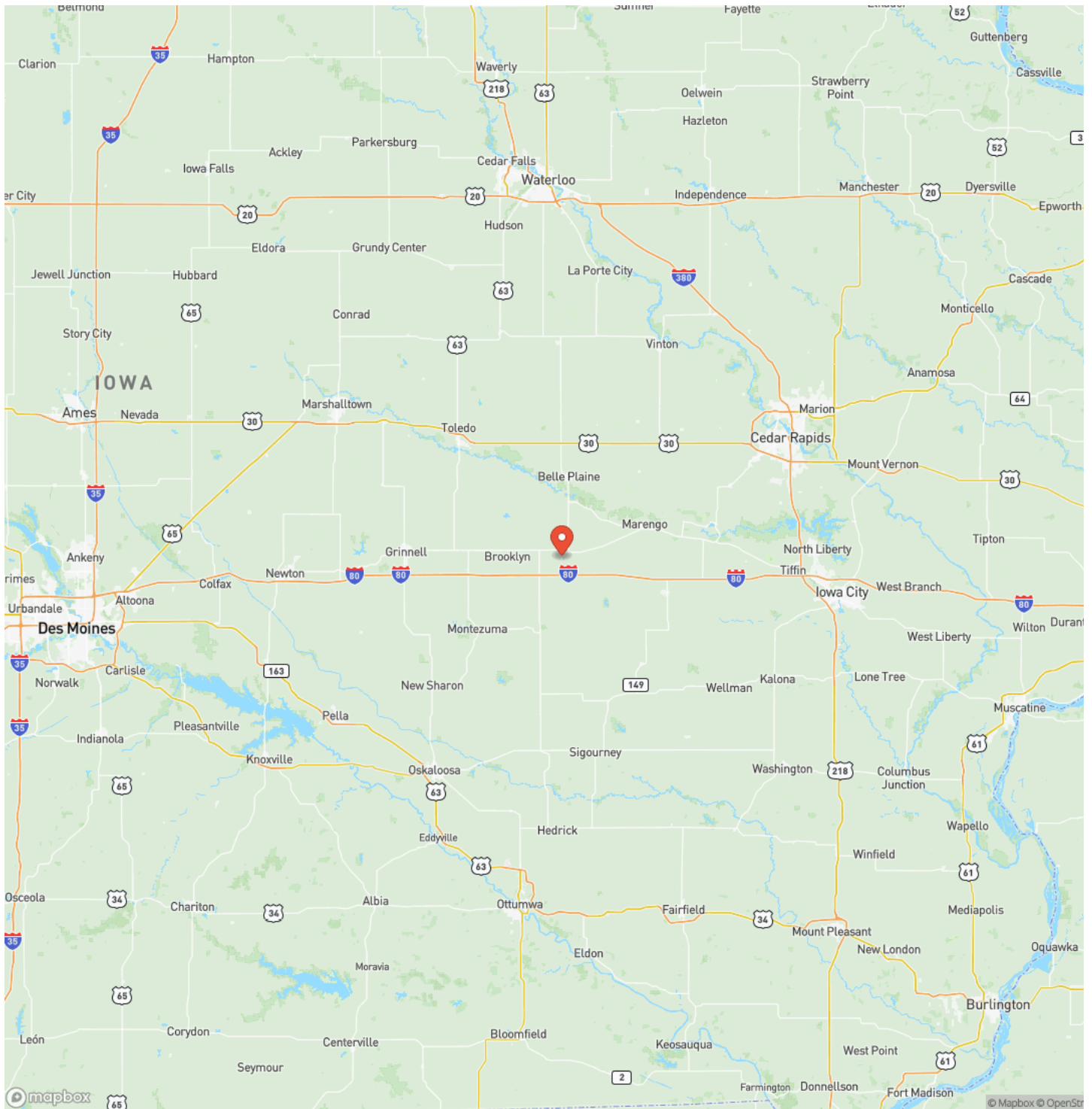


Locator Map



Iowa County, Iowa 0.15 Acres With Commercial Building For Sale Victor, IA / Iowa County

Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Iowa County, Iowa 0.15 Acres With Commercial Building For Sale Victor, IA / Iowa County

LISTING REPRESENTATIVE

For more information contact:



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Danny Fane

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Address

City / State / Zip

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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