

Commercial Building for Sale in Cincinnati, IA | High  
Visibility Highway Location  
100 W Pleasant  
Cincinnati, IA 52549

**\$215,000**  
0.700± Acres  
Appanoose County



## Commercial Building for Sale in Cincinnati, IA | High Visibility Highway Location Cincinnati, IA / Appanoose County

### SUMMARY

#### Address

100 W Pleasant

#### City, State Zip

Cincinnati, IA 52549

#### County

Appanoose County

#### Type

Commercial, Business Opportunity

#### Latitude / Longitude

40.631381 / -92.925041

#### Dwelling Square Feet

4470

#### Acreage

0.700

#### Price

\$215,000

#### Property Website

<https://www.wmgauction.com/auctions/commercial-building-for-sale-in-cincinnati-ia-high-visibility-highway-location-appanoose-iowa/96212/>



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### **PROPERTY DESCRIPTION**

#### **Why This Commercial Building for Sale Stands Out**

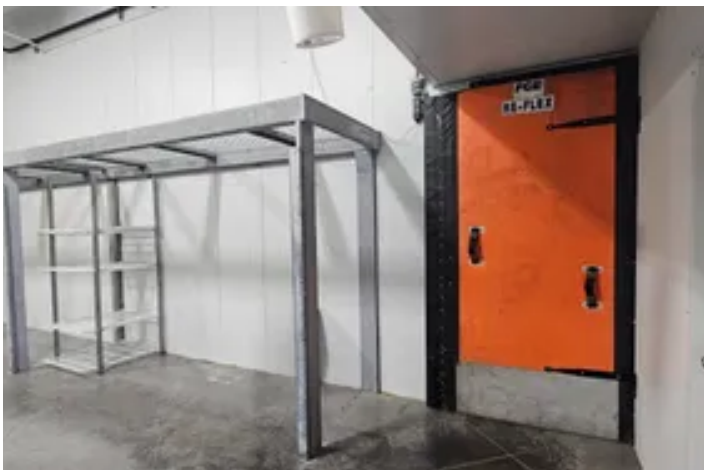
Located in the community of Cincinnati, Iowa, this commercial building for sale offers a compelling blend of practical features and market appeal. With 4,470 square feet of interior space, three-phase electric service, a large walk-in cooler, and room designated for a commercial kitchen, the property is well-suited for multiple business types—from food and beverage to retail or professional services. The building's placement directly on State Highway 5 enhances visibility and drives consistent traffic past the site, helping businesses build customer awareness and footfall. Alone on its 0.70-acre parcel, this Cincinnati commercial property is positioned for immediate operation or future repositioning.

#### **Key Features & Property Highlights**

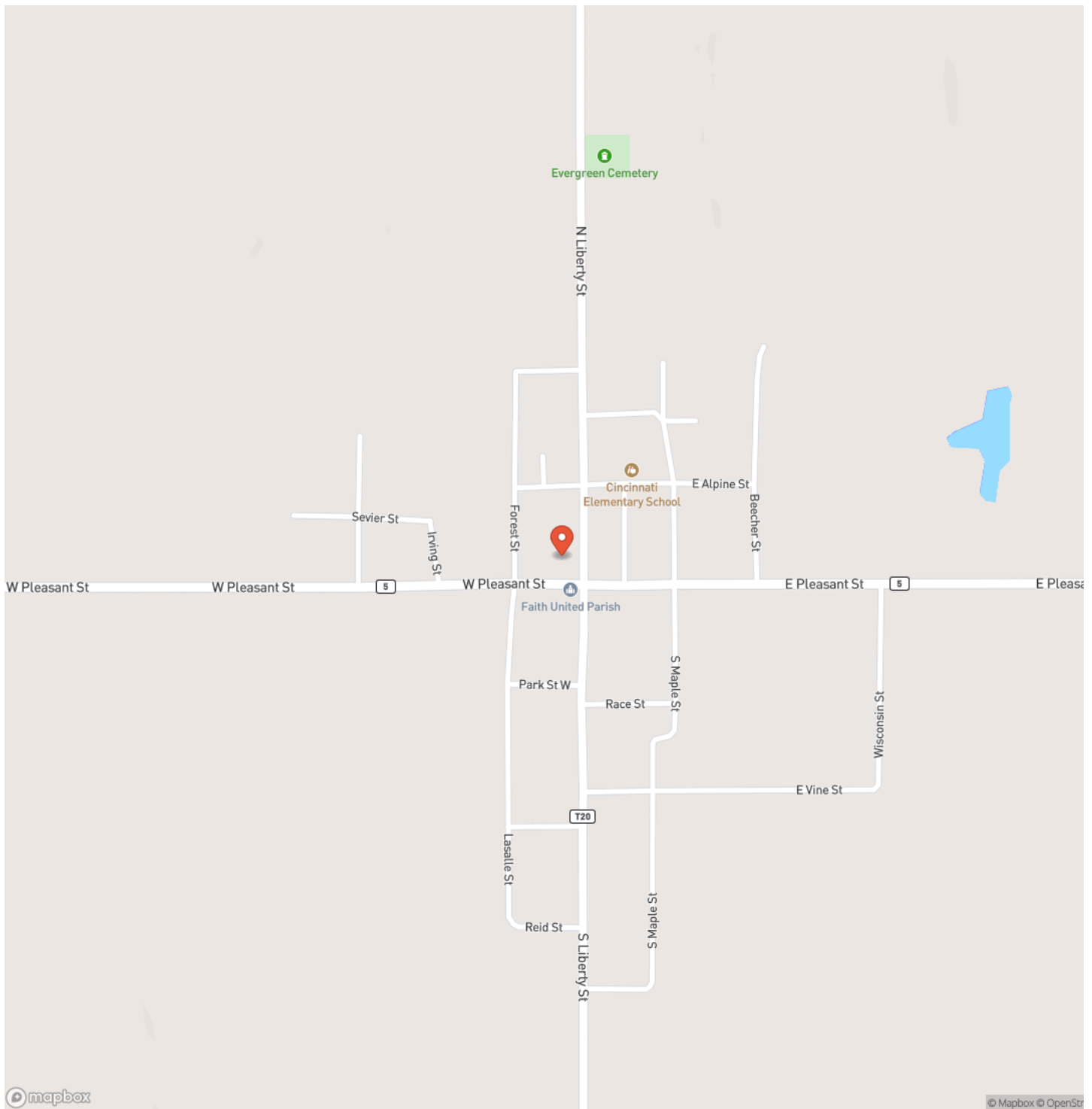
- Building Size: ~4,470 sq ft of usable commercial space
- Highway Exposure: Direct frontage on State Highway 5 for visibility and traffic
- Utilities: City water, city sewer, gravel parking for 15 vehicles
- Construction: Metal siding exterior and business-oriented structural design
- Potential Uses: Restaurant, café, retail, office, wholesale or professional services
- Zoning: Commercial Use



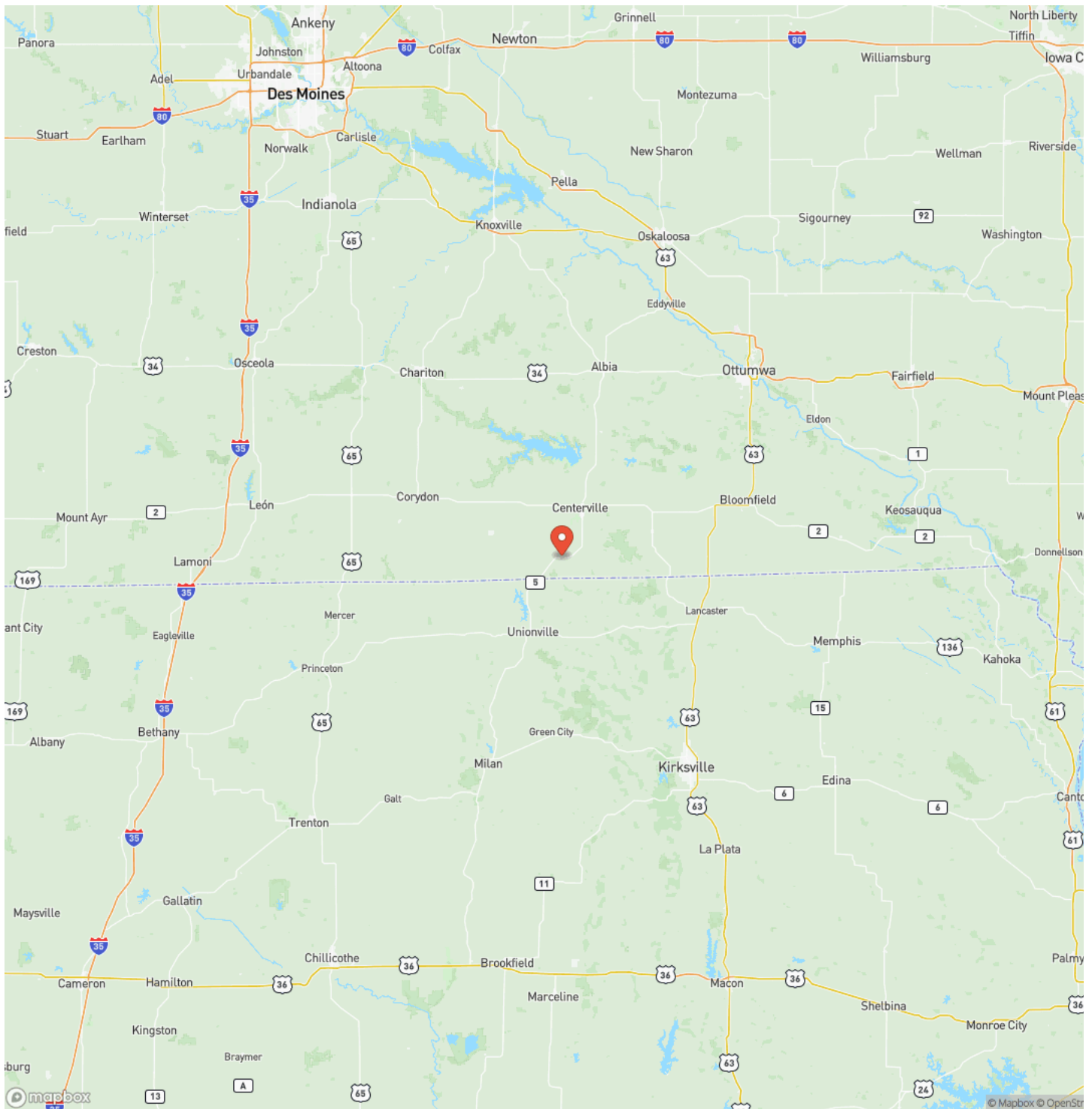
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## Locator Map



## Locator Map





## Satellite Map



## Commercial Building for Sale in Cincinnati, IA | High Visibility Highway Location Cincinnati, IA / Appanoose County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Kathy Loew

## Mobile

(515) 391-1677

## Email

Kathy@wmgauction.com

## Address

14876 State Hwy 5

## 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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