

2512 N. COURT STREET  
OTTUMWA, IOWA 52501

FOR  
SALE

FORMER MOBIL 1  
LUBE EXPRESS

PRICE  
REDUCED

## PROPERTY DETAILS

- Former Mobil 1 Lube Express For Sale
- SALE PRICE REDUCED: ~~\$489,000~~ \$349,000
- 2,628 SF Building
- Three Service Bays and 651 SF Office Area
- Large Lot - 1.01 Acres (Room For Expanding)
- Restaurants and Retail Nearby
- Excellent Location Off Heavily Traveled Business Hwy 63
- Daily Traffic Counts
  - 5,350 VPD - HWY 63
  - 5,000 VPD - N. Court Street

BUY

SELL

LEASE

DEVELOP

MANAGE

CONSULT

CONTACT:



**CDM**<sup>®</sup>  
REAL ESTATE  
SERVICES

JESSE CASTON  
Partner

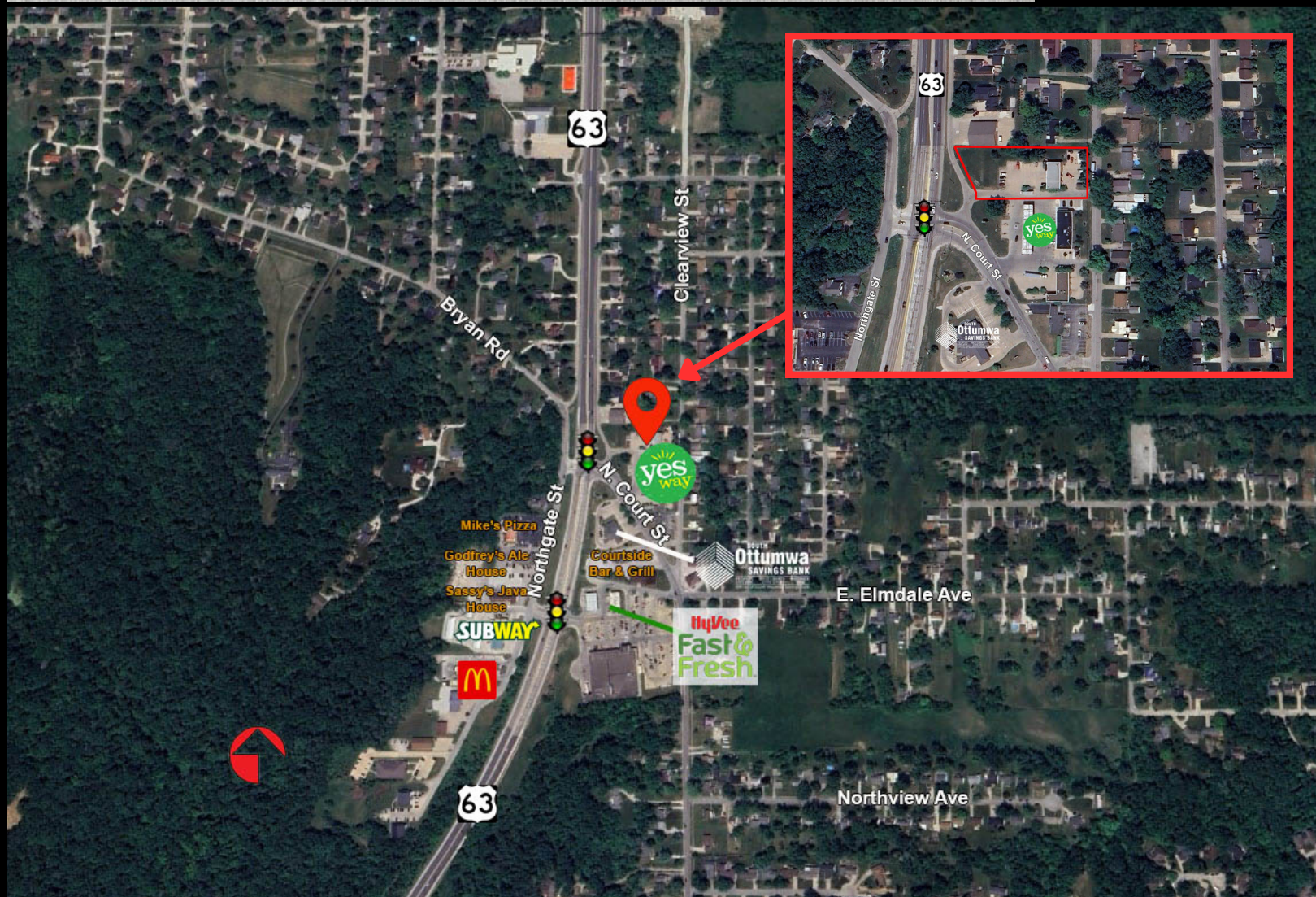
📞 319.759.3244

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Licensed in the State of Iowa

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