

Newly listed property adjoining Oelwein's City Park. 4800 square feet currently set up as office setting could easily be converted to a more open concept. Several private offices, both large and small, common areas, break rooms, men's and women's restrooms. Plenty of convenient, on site parking. City utilities. Located on well traveled South Frederick Ave., just a block or so from Hwy 150 and Hwy 281. Large lot of .89 acres overlooking a beautiful park. Detached 2 car, 24x24 garage. Many possibilities.



**\$135,000**

**2502 S. Frederick**

**Call Sandie for your personal showing.**



**320 7th St. S.E.  
\$155,000**



**1029 S. Frederick  
\$89,000**



**1001 S. Frederick  
\$48,000**



**108 S. Frederick  
\$28,000**



**10 8th Ave. S.E.  
\$109,000**



**520 2nd St. S.E.  
\$109,000**

**[www.soldbycornerstone.com](http://www.soldbycornerstone.com)**



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**CORNERstone**  
*Realtors*

*Integrity is our foundation*

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Oelwein  
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