

# Degnan-Green Realty & Insurance Service

*Licensed in the state of Iowa*

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<b>Property Location</b>		314 S. River Park Dr.		<b>Listing Price</b>		\$79,000	
<b>Year Built</b>		1954		<b>Building Size</b>		1500 sq. feet	
<b>Present Occupancy</b>		Commercial/Rental		<b>Lot Size</b>		25 x 100	
<b># Bedrooms</b>	1	<b># Baths</b>	1.5	<b>Heating</b>	Gas	<b>A/C</b>	Window
<b>Basement, Room additions, decks and extras</b>		Good investment property-call for details! Appliances (stove, refrigerator, and stackable washer/dryer) transfer with property. 200 sq. foot basement that houses the furnace and water heater.					
<b>Updates</b>		New (2001) awning in front. New windows throughout. New sidewalk in rear. New ½ bath in front commercial part.					
<b>Taxes</b>		\$2144 Annually		<b>Assessed Value</b>		\$58,683	
<b>City Utilities</b>		Yes		<b>Terms</b>		Cash	

<p><i>Additional information</i></p>	<p>Back apartment includes fenced-in courtyard with paved alley access and covered carport. Front has a view of the Mississippi River!</p>
<p><i>Additional photos</i></p>	 <p><i>Commercial space in front houses established business Square Peggs!</i></p>