

# Degnan-Green Realty & Insurance Service

*Licensed in the state of Iowa*

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<b>Property Location</b>		<b>531 S. 1<sup>st</sup> St.</b>		<b>Listing Price</b>		<b>\$125,000</b>	
<b>Year Built</b>		<b>1890</b>		<b>Building Size</b>		<b>2000 sq. ft. 25 x 80</b>	
<b>Present Occupancy</b>		<b>Store front w/2 apartments on Second floor</b>		<b>Lot Size</b>		<b>58 x 100</b>	
<b>#Bedrooms</b>	<b>1 Apt. #1: Apt. #2: 2</b>	<b>#Baths</b>	<b>1 each; 1/2 back of storefront</b>	<b>Heating</b>	<b>Hot water steam</b>	<b>A/C</b>	<b>Central in store and Apt. #2; window in Apt. #1</b>
<b>Basement, Room additions, decks and extras</b>		<b>Full basement, deck off the upstairs hallway. Appliances transfer with the sale</b>					
<b>Age of heating/roof/wiring</b>		<b>Furnace for upstairs approx 2 yrs old; downstairs approx 15 yrs. Roof is metal age unknown, wiring updated as recently as 2003</b>					
<b>Taxes</b>		<b>\$2658</b>		<b>Assessed Value</b>		<b>\$81,500 (lot is assessed for taxes at</b>	

			<b>\$11,339 when market value of lot \$30-40K</b>
<b>City Utils</b>	<b>Yes</b>	<b>Terms</b>	<b>Cash</b>
<b>Additional information</b>	<b>EXCELLENT COMMERCIAL LOCATION FOR ANY TYPE OF BUSINESS. Two well-appointed apartments on 2nd floor for a personal residence or income producing property. Nice side-yard and off-street parking which is almost non-existent in the downtown business district.</b>		
<b>Additional photos</b>			