

Bob's Grocery property (\$115,000). Established Business, fixtures, equipment and training (\$115,000) – 104 E. Centre St., Garnavillo, IA

Inventory will be taken by a professional company; Buyer pays 'wholesale' price. On 9/17/2010, it is possibly around \$80,000. This could be your chance to do a 'turn-key' operation. Sellers will be willing to train and be nearby for questions. This Grocery is extremely well-known for their meat department!! He sells about 25 prime rib racks/week & sells many smoked pork chops. Many restaurants, patty



wagons, Country Clubs, campers and catering services use Bob's for their fine quality of meats and cuts. Member of Iowa Grocery Association.

LOT: Almost 2 lots! See plat map.

Property Tax: Gross \$3,582.52/year; Net \$3,582/year [9/2010].

Utilities: All electric building. Alliant Electric stated av. \$2,037/month [9/2010]. **City water and sewer.**



Furnace: Compressors & air handler on the roof; which blow from the vents. Has backup heat only if extremely cold.

Air conditioner. Yes – but with the coolers, usually not needed. **Water Heater:** Electric. **Water Softener:** Owned.

Building: A Wick wood frame building; Built 1983-1984. Designed by Gateway Foods. Building: 90' x 50' = Sq. ft:

4,500; no basement. Back overhead 7' x 8' high door does have a 'ringer' on it so they know when items are being delivered. Dock leveler, 7' x 8' dock size. Intercom system with radio. Meat cutting room has the 3 stainless steel sinks as required. Two restrooms. Drain in cutting room. **Equipment** will include: Meat slicer (excellent Hobart brand); scales (meat one was bought new about 6 years ago, excellent model); heat shrink wrapper (2, for meat & produce); Swiss steak tenderizer; coolers/display cases; pricing labeler; 2 check-out lanes with 2 cash registers (1 new ca March 2010); all shelves; walk-in coolers (4; 1 is 'double in size') and freezers (2; 1 outside for Christmas season); unloading pallet jack. And the substantial display coolers for meat, cheese, produce, milk, etc.

Windows: Original. **Roof:** Metal. **Siding:** Metal. **Attic:** Insulation.

Not part of the grocery business, but owned by other people: Rack of printer toner; rack of magazines; videos; Franzen baked goods. They are also the drop-off for the Elkader Dry-Cleaners. Monday & Thursday.



Information on this fact sheet is gathered from sources believed to be reliable, but not guaranteed by the Broker. You are encouraged to hire your own contractor and/or surveyor to examine the property.

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