

24502 Hwy. 13, Elkader, IA

List Price: \$75,000.00 [Reduced !!] Rental Leases available.

Lot: E Pt Lot 2; Lots 7,8,9,10 in Mische Subdivision. About 1.76 acres. See Plat Map.



Property Tax:
Gross \$1981.68;
Net \$1982./yr
[8/2010].
Utilities: Alliant
Electric stated av.
\$150/mo; high
\$223 [9/2003]
Utilities basically
not used since 2003
(only as storage).
Electric breaker
box. Radio
antenna on roof.



Security light outside. **Water** is from Farm Service was at \$400/year; future lease is between Farm Service & the new Buyer. **Septic system** is registered; located east of building; tank was pumped June 2003. **Furnace:** Lennox; 1980; Central air, plus additional window air conditioner in back office. LP fuel; 1,000 gallon LP tank is owned. **Water Heater:** 30 gal. LP gas; 1980.

Main Building built 1980; 64' x 32', with additional 24' x 24' for offices and furnace room; 12' x 12' addition for storage. Building has 6" walls (batting insulation); 9" blown insulation above ceiling. Air cleaner. According to Court House information the building cost about \$120,000 and warehouse

about \$3,000 in 1980. Steel siding and roof. Cement floor throughout. **Three-bay** vehicle area; three overhead doors, one with automatic opener.



Paint Room had cost ca \$12,000; includes details: garage door; exhaust fan; radiant heat; drain; extensive florescent lighting; insulated. **Furnace room:** 12' x 12' addition is not insulated or heated; large door. **Other buildings:** Unattached 27' x 27' warehouse: cement floor; electricity from main building; no heat. Storage shed on skids: about 14' x 11'; gravel floor; no heat; has electricity. **Office area:** 2 separate offices with open window between; vinyl in entryway; carpet in office area; paneled; window air conditioner in back office.



Restroom; vinyl flooring. **Income:** Currently about \$265 on main bldg [7/2010]. **Easement:** Given to owners of storage shed so patrons can have easier access to their belongings. Neighborhood share in street maintenance [Scott Marmann snowplowing].

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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