

24536 Gunder Rd., former DeLong Manufacturing Building, Elkader, IA



NEW List:
Only \$340,000.00
5.2 ACRES!

Building: Built 1997. Court House: **Sq.Ft.** 14,400. 120'x 120'.
SEE FLOOR PLAN, pg 3.

'State of the art' for



environment & high efficiency. Compression air lines throughout the building. Large dryer for air compression system with 1 tank, dual 15 hp compressors. **220 3-phase electric wiring.** Alarm Security System. Fire-sprinkling system. 3 offices (1 a conference room) & break room for 100 employees. Maintenance Shop and utility room area. 2 Loading docks with leveling units.



Property Tax: Gross \$20,432.10/year; Net \$20,432./year [9/2009]. **Utilities:** Alliant Electric: \$319 for 12-mo average in system; highest of \$482; not occupied. Black Hills natural gas av. stated \$750/month. **City water & sewer.** **Telecommunications closet** in break room. Black Hills Natural Gas: stated av. **Furnace & Central Air:** Roof units. **Water Heater:** Rheem; gas.

Restrooms: Automatic water shut-off on faucets. 8 stalls in the women's large restroom. Water fountain. **Break room** for 100 employees. **Front Outside break room.** **Siding:** Metal. **Roof:** Metal.

Because of the manufacturing business, the property has been tested for hazardous material twice & cleared both time. **Parking Lot:** Large blacktop with mercury lighting.

VOSS REALTY 563-245-1065

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.



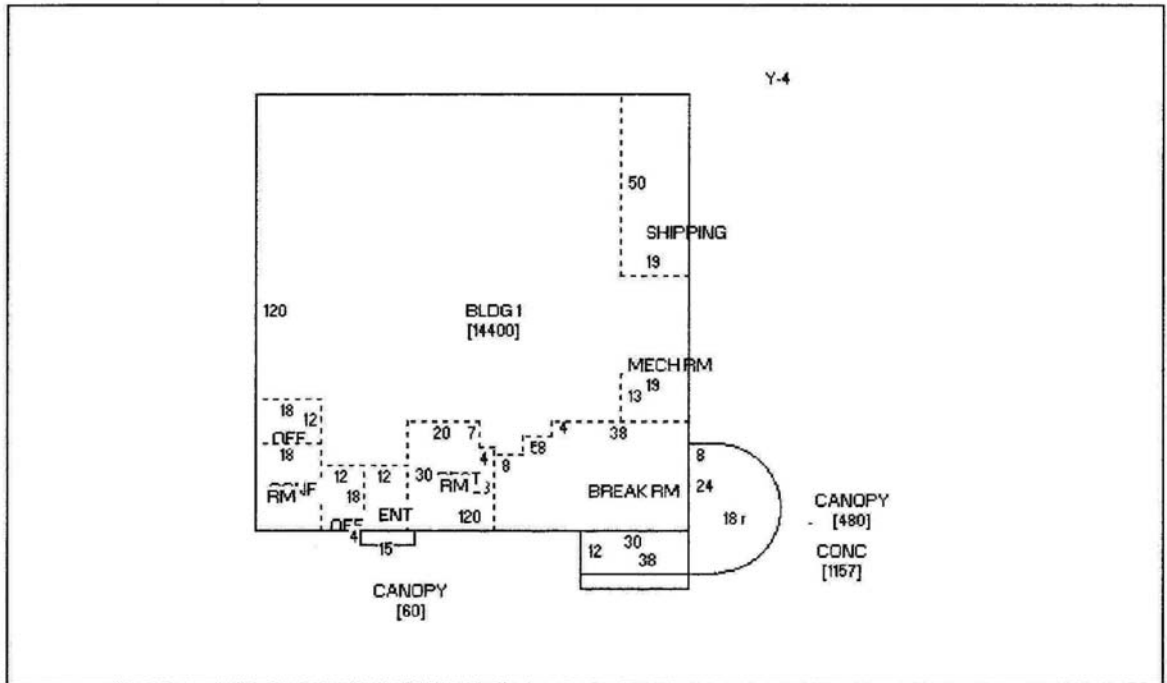
VOSS REALTY
Myra Voss, Broker
119 North Main, Elkader, IA 52043-0295
Phone: 563/245-1065 Fax: 563/245-1841
Web Site: www.vossrealty.com
Email: vossrealty@alpinecom.net



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