

Treats Etc. – 110 W. Bridge St., Elkader, IA

List Price: \$130,000. (Building \$60,000.00; Business & ALL equipment \$70,000.00)



Wonderful business opportunity that you can 'walk right into' (turn-key). Main level totally renovated early 2006. The Business includes 'everything' – **ALL** machines, equipment, computers, tables, chairs. Equipment includes attached walk-in refrigerator; Espresso machines, Convection Oven, tables/chairs, display cases, shelving, microwave, ceiling fans, syrup rack, freezer, game tables/chairs, computer system, china glass, linens, etc. You name it! Everything!

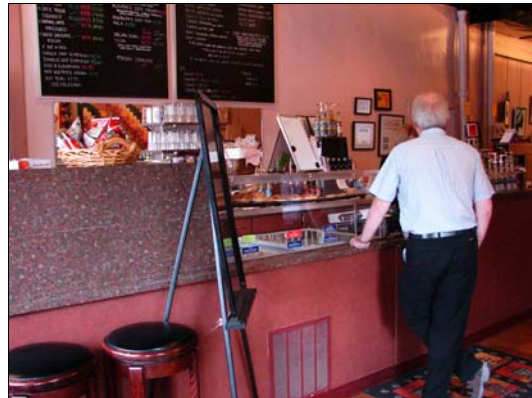


Second level has been 'gutted' to prepare for renovation into new apartments.

LOT: 20' x 91' PLUS 24' x 30' garage. See plat map. Ask to see the list used for *Depreciation Schedule* for all the items included with the business!. **Property Tax:** Gross \$2128.94/yr; Net (with Homestead Exemption) \$2,128/yr [5/2009]. **Utilities:** Alliant Electric stated av. \$356/mo [5/2009]. Black Hills Natural Gas stated av. \$106.35/mo [5/2009]. City **water and sewer:** average \$115.16/month.

Furnace: Feb. 1996; Lennox; natural gas. **Central Air** 1996. **Water Heater:** Early 2006. **Water Softener** early 2006. **Reverse Osmosis water system.**

Building: From Court House-Built 1916; Garage built ca 1960. **Sq. ft.:** 1,820 main level; 1,820 on 2nd level. = 3,640. Basement ca 1,820. Garage 720 sq ft. **Kitchen:** New early 2006. **Dining room:** All new front dining & serving area early 2006. **Second Level:** Was 2 apartments (could be 3?); mostly gutted for renovation potential. Shared stairway with The Buttery apartment dwellers. Two other exit doors. **Basement:** Partial; stone; unfinished. Portion was a bomb shelter in 1950's! **Roof:** Flat; rubber roof by Moss Roofing; warranty to May 2014. **Siding:** Stone & wood. **Attic:** Insulation. **Garage:** 24' x 30' and generates monthly income. **Not included:** Artwork & quilts for display; Mix Master. Included with the sale: All 'coffee' wall decorations.



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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