

Over 30-year Woodworking Business, all equipment, vehicles and materials, real estate and living quarters in Northeast Iowa. Turn-key operation – you take over all business in progress. List Price: \$342,000.00

Very well-known and respected Woodworking Business -- specializing in solid woods, laminating for residential, commercial and institutional work. List price includes all real estate (woodworking buildings and storage area, and 2-bedroom living quarters above), all equipment and all tools, and all inventory of the materials. At any one-time the average inventory for equipment, vehicles, etc. is \$86,670. Ask to see the inventory sheets for list of most of the equipment and tools. Material inventory usually about \$34,000.

This woodworking business has expanded to around a 75 mile radius with most institutions and homeowners *returning* for expansion plans! The owners have fine-tuned a list of suppliers and clients, and list price includes all records of client work since 1973!

LOT: 63.6' x 99'. See plat map.

Property Tax: Pt Lot 3 and 4, Block 16, Gross \$2,896.51/year; Net (with Homestead Exemption) \$2,756/yr. [10/2007].

Utilities: Alliant Electric stated av. \$166/month for business meter; \$109/month for residential meter (includes heat). [9/2007]. Aquila Natural Gas stated av. \$179/month for whole building [9/2007]. City **water and sewer.**

Furnace: 1975 combination wood & gas for shop area; 2 hanging furnaces in storage/garage building; all electric in living quarters, PLUS a glass double-sided gas log fireplace. **Air conditioner.** None needed in main level. Central Air in upstairs living quarters about 2004. **Water Heater:** Electric. **Water Softener:** Rented; Culligan.

Building - Court House records: Built 1922; metal shed 1974. Sq. ft. 1,128 each level, plus enclosed 3-season room off apartment on 2nd level; plus Basement. List price includes all office equipment and furniture as well. You cannot believe the huge inventory always kept stocked and on-hand.

Windows: Many new windows 2007; 2 new windows & door 2006. **Roof:** 2 ½" urethane roof new 1990; recoated 2005. **Siding:** Brick and metal. **Attic:** 8" insulation over shop; 6" over living quarters. With new roof, considered close to R-10 value. **Garage/Storage:** Has 12' garage door on workshop/storage building.

Upper level living quarters: Bedrooms (2): Master is very spacious; large closets. **Bathroom:** Tub/shower; flooring new 2007; with **Laundry area:** List price includes stackable Frigidaire washer/dryer. **Kitchen:** Formica cupboards, 1982 (excellent condition); counter top, 2006; solid surface sink, 2006; eating island; electric stove, 1990. **Fireplace Room:** 29' x 16', Entertainment island and double-sided gas log fireplace. **Dining and Living Room:** 48' x 24', open to kitchen and doors to 3-season room. **3-season room:** Nice and spacious with quite a view!

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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More pictures to follow soon