

RYERSON REALTY LLC

2761 Country Lane Circle
Eagle Grove, IA 50533-0877

Phone 515-448-3079

Fax 515-448-5028

ryerson@goldfieldaccess.net

www.ryersonauctionrealtyltd.com



Deborah D Vance, Broker 515-689-3715

Michael Ryerson, Sales 515-689-3728

Todd Swalin, Broker Associate/Sales 515-689-8987

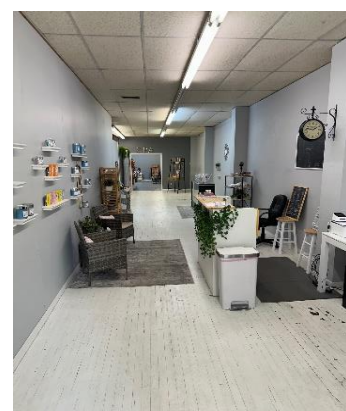
Property Location:	704-706 Central Ave. Fort Dodge, IA 50501	Yearly Income:	\$57,000
Legal Description:	FTD ORIGINAL TOWN E 48' LOT 3 BLK 12	NOI:	\$44,141.96
Price:	\$375,000	Cap Rate:	11.8
Approximate Age:	1880	Style:	2 story office building
Siding:	Brick	Roof Age:	New 2020 Asphalt Shingles
Lot Size:	48'X140'	BuildingSq Ft:	5,969 sq. ft.

	Upstairs Tenant	Salon/Spa	Barber
Rent	5 yrs/Variable rent \$1,750.00	exp 3/31/2025 \$1,000.00	2 yr \$2,000.00
Utilites	Tenant Pays	Landlord pays	Tenant Pays
Tenant owned:	Gas & Electric Garbage	Electric	Gas & Electric Garbage

Landlord expenses:	Utilities: 24 Mo. Ave. Gas/Elec: \$45.00	Net Taxes: 23-24 \$8,296.00
	Insurance: State Farm \$2822.04/year	Water: \$100/month

Landlord owned:	Flooring: Carpet/vinyl
Bathrooms: 4	Windows: Aluminum
Basement: Full. Stone	Water Heater: New Jan 24
Furnace: 11 furnaces	Elec. Panel: breakers
Central Air: 2 central A/C units and window A/C	

Ask to see copies of leases.



The following information, although believed to be accurate, is not guaranteed to be so.

Buyer should do his own inspections to be sure, we assume no liability The measurements are estimates only

This info is subject to change without notice. The seller does not warrant appliances past day of listing.

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