

# RYERSON REALTY LLC

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**Property Address:** 902 Central Ave. East Clarion, Iowa

**Property Location:** LOT 4 EXC. W 30' & EXC S 10' & LOT 3 BLOCK 1 WALNS

**Price:** \$ 95,000.00

**Approx. age construction** 1950, 1976 & 1988

**Style:** Single Story

**Real Estate Taxes:** \$ 2,028.00 2017-18

**Lot Size** 76'x120'

**Building 1:** Block building with entire office space

Gross building area 3360'

2 Toilets—No hot water heater

Paved 3,000 SF, Asphalt parking

Roof: Center is flat with pitch on all the outer edges

Building has 18' x 11' reinforced concrete vault with a 7' ceiling



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

**Buyer should do his own inspections to be sure.**

The greatest compliment we can receive is a personal referral. Please tell your friends about us."