

RYERSON REALTY LLC

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Property: L&L's

Property Location: 222 W Herman St Woolstock, IA.

Price: \$ 50,000.00
NEW PRICE \$35,000.00

Approx. age construction: 1895

Style: 2 story commercial

Building 25'x 51' 2 apartments Rents \$ 175.00 & 250.00 - Utilities Divided - Washer & Dryer Included

Roof Foam -2009 LP tank 1000 gallon owned 2015 Mitsubishi Heat Pump Air

Real Estate Tax: 2018/2019- \$ 100.00 Fire Marshall Capacity 45- 50 People Avg. Sewer Elec & Water Bill \$ 166.00

Leased Items

Pool table, Dart Board, Juke Box, 50/50 Split, Pop Coolers \$51.30 month



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."