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Former AMI Location

Property Location: 99 & 101 W. Broadway, Eagle Grove, Iowa

Legal Description: S. 84' of E. 50' of Tract lying E of Lot 1 Block 5 Orig. and

Lot 1 Block 5 orig. & alley on N & A TR 173.7' X 160.6' E. of Same EXC S84 of E 50' Sub lot 2: 38 x 76.

Price \$400,000.00 **Reduced to \$ 300,000.00**

Style: Small Retail Store & Warehouse

99 W Broadway: built: 1975

50x84, concrete block, 1 story, terrazzo floor covering, 2,800 s.f. no basement, suspended blk-fiber ceiling, Combination FHA -AC., 2 toilet rooms.

101 W Broadway: built: 1965

149 x 160, Cinder Block, Asphalt tile floor covering, 8,247 s.f., 3 O.H. doors, 2 toilet rooms, 13,800 SF asphalt parking lot,

Roof 80% Rubber

Possession: Upon final settlement.

Real Estate Taxes: 99 W Broadway \$960.00 ----- 101 W Broadway \$2,834.00 2017/2018



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."