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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 \$399,000.00

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 60, 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 \$1,640.00 2015-16



The following information, although believed to be accurate, is not guaranteed to be so. Buyer should do his own inspections to be sure.

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