

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

Lisa Foust, Sales
 515-851-1843

Property Location: 216 N Commercial Ave
 216 & 220 NW 2nd St
 Shop & Land included

Approximate Age: 1960

Price: \$215,000

Lot Size: 280' X 117'

Roof Age: Shop Older N Roof 2017

Building Square Feet: 5500

Central Air: Yes - 2018

Furnace: 2 Units

Bathroom: 2

Electrical Panel: Breakers

Water Heater: Electric

Terms of Sale: Cash

Possession: Upon Final Settlement

Net Taxes: \$3,566 2020/2021

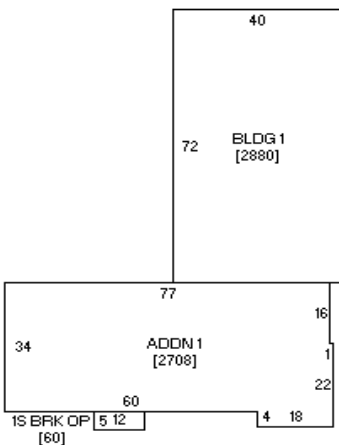
Carpet 2017

Two new furnace units in 2017 \$22,000

2" Poly Foam Insulation & Elastomeric Roof Coat

New windows in 2017 \$17,000

Total improvements \$122,000



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.
 We assume no liability. The measurements are estimates only.
 This info is subject to change without notice.