

# RYERSON REALTY LLC

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**Deborah D Vance, Broker**  
515-689-3715

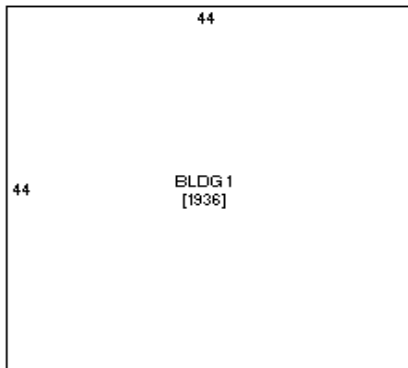
**Michael Ryerson, Sales**  
515-689-3728

**Lisa Foust, Sales**  
515-851-1843

**Property Location:** 301 N Commercial Ave  
**Legal:** Lot 4 SE NW  
**Approximate Age:** 1985  
**Price:** \$55,000  
**Lot Size:** 7000 Sq Ft  
**Roof Age:** 2018  
**Building Square Feet:** 1936  
**Central Air:** Yes  
**Furnace:** Lennox  
**Bathroom:** 2  
**Electrical Panel:** Breakers  
**Water Heater:** Gas  
**Sump Pump:** Yes

**Terms of Sale:** Cash  
**Possession:** Upon Final Settlement  
**Net Taxes:** \$2,684 2020/2021  
**Kitchen Cabinets:** Painted  
**Freezers:** 9  
**Flooring:** Carpet

**No Pepsi Items**  
**Manitowoc Ice Maker**  
**Walk In Cooler**  
**Gas Grill - 2 Deep Fryers**  
**Broaster - 2 Ice Cream Machines**  
**Owners Exchange Parking**



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.