

HI-\$ AUCTION & REAL ESTATE LISTING
21584 Hwy 92 East SIGOURNEY, IOWA 641-622-2015

OWNER: Northwest Lofts Inc
ADDRESS: 105 1/2 West Washington, Sigourney
LEGAL: 2nd Story - OP N 22' & S 22' of Lot 5 Blk 2
HOUSE SIZE: 4 rental units

PRICE: \$205,000.00
TERMS: cash
POSSESSION: negotiable

YEAR BUILT: 1999 beginning of restoration **WATER:** city **SEWER:** city
NET TAX: \$2,048.00

TYPE OF HEATING: all electric; forced air heating & cooling
ROOF: Duro-last installed 2005, 3 years left on 15 year warranty
EXTERIOR: brick

REMARKS: - 4 apartments

Apartment A - 1414 SF, sunken living room, kitchen island, 1-1/2 bathrooms, 2 bedrooms (one large with ceiling fan), utility room, \$550/month rent

Apartment B - 1215 SF, sunken living room, eating-kitchen raised, 1-1/2 bathrooms, loft bedroom, overlooking the square, \$550/month rent

Apartment C - 1190 SF, kitchen with pantry, living room looks out on Main Street, 1-1/2 bathrooms, loft bedroom, overlooking the square, \$500/month rent (should go up)

Apartment D - 1162 SF, 1-1/2 bathrooms, loft bedroom, ceiling fan, \$525/month rent

Each unit has a refrigerator, stove, dishwasher, disposal, washer/dryer. Wide hallways, common stairs.



This information, although believed to be accurate, is not guaranteed or warranted. All measurements are approximates.



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