

FreedomAgency

106 South Main St., Monona, IA 52159

(563)539-2015 or visit us at freedomagencymonona.com

Tom Neuhaus, Broker • Jim Moritz, Broker Associate



FreedomBank

238 Main St., McGregor, IA 52157

Price: \$98,000.00

Nice location within the business district. Three residential apartments in addition to the commercial space in the front of the building make this an attractive investment property or a great place to locate **your** business and supplement it with the rental income. Call now for an appointment to view this property.



Freedom Agency

106 S. Main ♦ Monona, Iowa 52159
 Phone: (563) 539-2015 ♦ Fax: (563) 539-2132

Sellers: FreedomBank **Listing Price** \$98,000.00
Property Address: 238 Main St
 McGregor, IA 52157

Type of Property: Commercial Building

Property Description:		Other Information	
Size of Lot:	50' x 100'	School District:	MFL MarMac Schools
Tpe of Property:	Commercial-2 story	Street/Road Surface:	Concrete
Total area:	3400 sq ft	Driveway Surface:	n/a
Building	1880	Property Taxes-Gross:	\$3,529.90
Age/Type of Siding:	Brick	Property Taxes-Net:	\$3,530.00
Age/Type of Roof:	Rubber	Assessed Valuation:	\$98,120
Windows:	Double hung		
Foundation:	Stone	Rooms/Approx Size:	
Type of Garage:	None		
		1st Floor	
Balcony-Exterior	4' x 24'	Commerical space	Approximately 1000 sq ft
		Residential apartment	Approximately 700 sq ft
Utilities/Appliances		Bathrooms	1-Comm /1-Residential
Type of Heating	Electric baseboard		
Est. Ann. Heating Cost:	Based upon apartment usage		
Age/Type Water Htr.	Electric		
		2nd Floor	
Wiring/Elec. Service:	Separate service to each apartment	Residential apartment	Approximately 800 sq ft
Est. Annual Elec. Cost:	Based upon apartment usage	Residential apartment	Approximately 800 sq ft
Water:	City	Bathrooms	1 per apartment
Sewer:	City		
		Basement	
Air Conditioning:	window air		
Garbage Disposal:	No	Full basement	

Approximate Rental Potential:

Commercial space: \$300/month (vacant)
 Rental apartment-1st floor: \$350/month (vacant)
 Rental apartments (2) -2nd floor: \$740/month (currently rented)
 Total potential gross income: \$1,390 monthly or \$16,680 yearly

****This property is owned by FreedomBank**

Information herein is believed to be accurate, but is not warranted. We assume no liability for errors.