



106 S. Main St., Monona, IA 52159

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freedomagencymonona.com

James Moritz, Broker

Isaac Brehmer, Sales Associate



### **The City of Waukon, formerly Veterans Memorial Hospital Clinic**

101 Franklin St., Monona, IA 52159

**\$139,900.00**

This single story commercial building will make a great location for your business. This property is set up for the right business to move into with several offices, reception and bookkeeping areas, lab, and ample parking on the premises for your clients. This building has had excellent care and maintenance since it was constructed. Call now for your private showing.

Size of Lot: 99' x 132'

Type of Building: Commercial

Building square footage: 1,792 sq ft

Year built: 1985

Type of siding: Vinyl

Type of roof: Asphalt

Windows: Casement crankout

Foundation: Slab foundation

Type of Furnace: Natural Gas Forced air

Estimated Annual Heating Cost: 12 month avg: \$63.00

Wiring/Electric Service: 200 amp breaker

Estimated Annual Electrical: 12 month avg: \$122.00

Water/Sewer: City

Air conditioning: Central air

Street/Road Surface: Concrete

Parking lot surface: Asphalt/concrete

Property Taxes-Gross: \$3,824.27

Property Taxes-Net: \$2,420.00

Assessed Valuation: \$113,716.00

4 Exam rooms

Reception/waiting area

Office/bookkeeping area

2 restrooms

Lab/sterilization room

2017 Average Daily Traffic Count for Franklin St: 730

2017 Average Daily Traffic Count for N Main St: 2,070

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

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