



# SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

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SINCE 1878

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## -----LISTING INFORMATION-----

**ADDRESS:** 109 Market Street

**OWNER:** Thomas & Shiela Siepker

**OCCUPANT:** Same

**LEGAL:** N20' Lot 1 and 2 & Lot E of Lot 1 NW-SW Sec. 21 Blk 26 OT

**PRICE:** \$60,000

**BEDROOMS:** N/A

**BATHS:** 1

**LOT SIZE: (approx.)** 155.5 x 155

**SF MAIN FLOOR: (approx.)** 2312 sq ft

**SF UPPER FLOOR: (approx.)** N/A

**SF BASEMENT: (approx.)** N/A

**YEAR BUILT:** 1965 **YEAR BOUGHT:** 2004

**TYPE CONSTRUCTION:** Frame

**COLOR:** Brown Brick

**GARAGE:** Car Port behind building

**DRIVE PAVED:** Yes

**STREET PAVED:** Yes

**FOUNDATION:** Concrete

**TYPE BASEMENT:** N/A

**HEAT:** Geo Thermal System in place

**FUEL:** Electric

**AIR CONDITION:** Geo Thermal System in place

**WATER HEATER:** Electric

**WATER:** City

**SEWER:** City

**ELECTRIC PANEL:** Breaker Panel

**2016/2017**

**GROSS TAX:** \$1,944.44 **NET TAX:** \$1,170.00

**BUSINESS PROPERTY CREDIT:** Yes

**VETS:** Yes

**ASSESSED VALUATION:** \$50,980

**ZONING:** Commercial

**SCHOOL DISTRICT:** Audubon

**AVERAGE UTILITIES:** \$148

(Gas & Electric) (Last 24 months per Mid American)

## -----REMARKS-----

This commercial property has a great location on Hwy 71. Hardwood laminate flooring. Water furnace 5 Series Geo Thermal System installed. New concrete in parking lot in front of building. Property may be or is in flood plain.

The above information, although believed to be accurate, is not guaranteed to be so by Listing REALTOR. The building size, lot size, year built and other information are taken from public records and other available sources, these matters may be verified with the help of an inspector or other expert. The taxes shown above may not reflect the actual taxes that will become payable after purchase.