



# SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

PHONE 712-563-4288 FAX 712-563-2111

SINCE 1878

[www.westerniowamls.com](http://www.westerniowamls.com) • [www.southwestiowarealestateco.com](http://www.southwestiowarealestateco.com)

[REALTOR@iowatelecom.net](mailto:REALTOR@iowatelecom.net)



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

**ADDRESS:** 109 N Market St, Audubon  
**OWNERS:** Darrell D Andersen & Duane Schmidt  
**LEGAL:** Lot 3 and Lot 1 of 4 Louie's Subdivision

**PRICE:** \$650,000  
**DETAILS:** Large commercial building, with 42,000+ sq. ft. concrete parking lot on Hwy 71

**LOT SIZE:** (approx.) 2.5 acres  
**SF MAIN FLOOR:** (approx.) 24,180 SF  
**SF UPPER FLOOR:** (approx.) N/A  
**SF BASEMENT:** (approx.) N/A  
**YEAR BUILT:** 1976 **YEAR BOUGHT:** 1990  
**TYPE CONSTRUCTION:** Frame  
**SIDING:** Steel siding & brick  
**ROOF:** Metal  
**STREET PAVED:** Yes  
**FOUNDATION:** Poured cement  
**TYPE BASEMENT:** N/A  
**HEAT:** Forced air  
**FUEL:** Natural gas  
**AIR CONDITION:** Central  
**WATER HEATER:** Gas  
**ELECTRIC PANEL:** Breakers

**2017/2018**  
**GROSS TAX:** \$15,295.89  
**NET TAX:** \$11,636  
**ASSESSED VALUATION:** \$385,770  
**ZONING:** Commercial

**AVERAGE UTILITIES:** \$1,894/mo  
**(Gas & Electric) (Last 24 months per Mid American)**  
**SEWER:** City  
**WATER:** City

**POSSESSION DATE:** 30 days (subject to tenant's rights)

**EXCLUDED:** All personal property, equipment and fixtures belonging to tenant

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

Investment opportunity in prime location!  
With 415 feet of frontage on Highway 71, you can't find a better commercial location. Building boasts more than 24,000 square feet; large cement parking lot is 211' x 200'. Currently leased to Shopko. Business is liquidating and will be available for new tenant.

-----  
The above information, although believed to be accurate, is not guaranteed to be so by Listing REALTOR. The house 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 a home inspector or other expert. The taxes shown above may not reflect the actual taxes that will become payable after purchase. Homestead Credit may not apply to future taxes.