



SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

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-----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: \$599,500

DETAILS

BUILDING: Spacious, open commercial space;
Secured room (previously used as pharmacy);
2 bathrooms; 2 offices; back storage area;
loading dock with 6' x 7' door opening and dock
door seal/bumper

PARKING: 42,000+ sq. ft concrete lot with
approx. 85 parking spots

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 (original building) &
1991 (building addition of approx. 11,000 SF)
YEAR BOUGHT: 1990
TYPE CONSTRUCTION: Steel
SIDING: Steel & brick veneer
STREET PAVED: Yes
FOUNDATION: Concrete
TYPE BASEMENT: N/A
HVAC: Forced air heating & cooling
FUEL: Natural gas
WATER HEATER: Electric
ELECTRIC PANEL: Breaker Panels
CEILING HEIGHT: 11' 9" (floor to drop ceiling)

2018/2019

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 MidAmerican)

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.