

COMMERCIAL PROPERTY REAL ESTATE AUCTION

FRIDAY, NOVEMBER 14TH AT 1:00PM
117 N 16TH STREET, COUNCIL BLUFFS, IOWA 51501

EXCELLENT INVESTMENT
OPPORTUNITY



HIGH TRAFFIC LOCATION AT THE CORNER OF 16TH ST. AND AVE B. JUST NORTH OF W. BROADWAY – ONE OF COUNCIL BLUFFS MAJOR ARTERIAL ROADWAYS. FREESTANDING 2-STORY BUILDING; 4 RESTROOMS – 2 ON THE MAIN FLOOR & 2 ON THE 2ND FLOOR. ZONED HEATING. 1 DRIVE IN DOOR. PAVED LOT WITH PARKING FOR APPROXIMATELY 14.



OPEN HOUSE:

Please join us for an Open House on
November 6th & November 13th from
5:30 to 6:30



PROPERTY FEATURES

TOTAL SQ FT: GROSS 7232
TERMS: SELL IN ENTIRETY
POTENTIAL USE: OFFICE SPACE,
SHOP, RETAIL, OR WAREHOUSE
DOCUMENTS ON FILE: LEGAL
DESCRIPTION
IMPROVED STRUCTURE: YES
PARKING: PARKING AREA, PAVED
10-20 SPOTS
CONSTRUCTION: CONCRETE BLOCK
NUMBER OF STORIES: 2
FLOORS: CONCRETE SLAB, CARPET
WALLS: FINISHED
ROOF: FLAT
FOUNDATION/BASEMENT: SLAB,
CONCRETE
HEATING/COOLING: GAS FA,
ZONED, CENTRAL A/C
MISC. AMENITIES: HW HEATER
CEILING HEIGHT: 8'
DOOR HEIGHT: 8'
DOOR WIDTH: 12'
DOCKS: NONE
RESTROOMS: THREE OR MORE, ADA
WIRING: 3-PHASE
UTILITIES: ELECTRIC, TELEPHONE,
SEWER, WATER & GAS
FLOOD ZONE: 500 YEAR
POSSESSION: AT CLOSING
MORTGAGE INFORMATION: GROSS
TAXES: \$10635.99 TAX YEAR 2013

Terms: 10% down day of the auction with a balance due at closing on or before December 12th, 2014. **Acceptance of Bids:** Successful bidders will enter into a purchase contract at the auction site immediately following the auction. All bids are subject to sellers approval. **Disclaimer:** Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other oral statements. All information contained on the salebill and all related materials are subject to terms and conditioned outlined in the agreement to purchase. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation either expressed or implied concerning the property is made by the seller of the auction company.

FOR MORE INFORMATION
PLEASE CALL:

AL HUGHES 402-672-3621
JOHN JERKOVICH 712-325-0445

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