

Commercial Real Estate AUCTION

TUESDAY, AUGUST 23, 2016 | 4:00 P.M.

Open House on Tuesday, August 9th from 4-5 PM or by appointment.

WEST CHESTER, IA

Auction held on site at 201 Highway 92, West Chester, IA

West Chester is 9 miles from Washington
or 20 miles from Sigourney.

Turn Key Convenience Store Gas Station

A great opportunity is waiting with this turn key convenience store/gas station with a great location on Highway 92. The 1,749 sq.ft. brick convenience store is selling complete with walk in cooler, pizza oven, ice machine, gas tanks, dispensers & more! This building presents many other possible business opportunities with the highly visible location on Highway 92.

The building was built in 1988 and is situated on a 9,400 sq.ft. corner lot. The building has a large walk in cooler with 9 glass front doors, cashier counter, bathroom, office/electrical room, kitchen area and a large area for display. The building has city utilities and an electric forced air furnace with central air. All concrete parking area.

Also in 1988 the 24'x32' lighted canopy was installed along with (4) 6,000 gal tanks (diesel, lead free, premium, gasoline) with submersible pumps. The tank tags and insurance have been kept current. All documentation the seller has pertaining to the tanks are available upon request.

All the equipment sells with the real estate. The equipment includes: large walk in cooler, Cornelius ice machine, pizza oven, pizza warmer/display, display shelving, microwave, cash register, surveillance system, refrigerator, upright freezer, small chest freezer, Wayne gas dispensers, outdoor sign, portable storage building and all other support equipment.

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TERMS & CONDITIONS

TERMS: 20% down payment on August 23, 2016. Balance due at closing with a projected date of October 7, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of October 7, 2016.

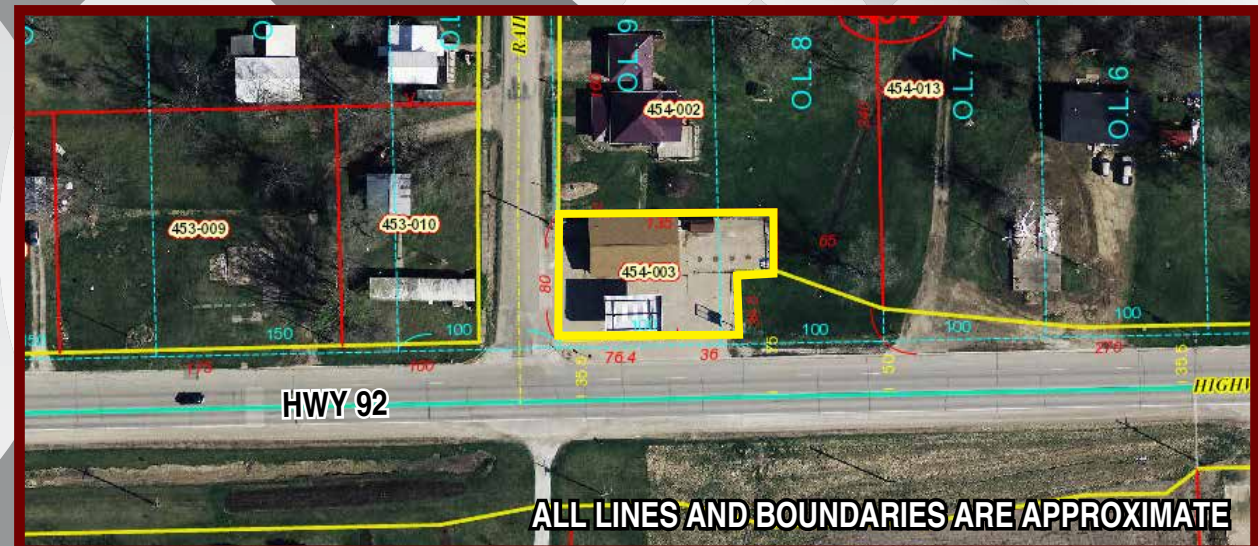
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

The following taxes will be used to prorate at closing.

Gross:	\$2,709.07
Business Credit:	(\$1,031.45)
Net:	\$1,678.00 (rounded)
Assessed Value:	\$92,500.00

Special Provisions:

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- Seller shall not be obligated to furnish a survey.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- The buyer acknowledges that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.
- Any announcements made the day of sale take precedence over advertising.



STEWART & SONS, LTD

Craig A. Davis – Attorney for seller

For details contact Nate Larson at Steffes, 319.385.2000 or by cell 319.931.3944



COMMERCIAL REAL ESTATE AUCTION

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201 Highway 92, West Chester, IA



For more details go to
SteffesGroup.com



605 East Winfield Avenue
Mt. Pleasant, IA 52641-2951
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