

Commercial Real Estate AUCTION



Open House on Tuesday, April 4th from 2-3PM or by Appointment

TUESDAY, APRIL 18, 2017 | 2:00 P.M.

2 BAY DRIVE THRU COMMERCIAL BUILDING

The Greater Burlington Area has an excellent track record of growing and expanding for several years, here is your chance to buy this property at your price to start or expand your business!

This real estate is located in a high traffic area with excellent visibility, easy access and surrounding complementary businesses. The concrete block building was built in 1990 with 1,297 sq. ft. of space. The property was previously an automotive quick lube service, the current zoning of C-2 allows many other commercial opportunities.

The building has an office/waiting area, restroom, storage room with storage tank and attic storage above the office area. The 2 bay drive thru has 4 overhead doors with openers, radiant heat and a basement with pit lube platform & tanks.

The large 100'x181' lot lends itself to plenty of parking and potential future expansion. Other features include blacktop parking lot, electric forced air furnace w/ central air and electric water heater.

Included: All remaining signage, contents & inside storage tanks.

TERMS: 20% down payment on April 18, 2017. Balance due at closing with a projected date of June 2, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of June 2, 2017.

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.

Real Estate Taxes

Gross:	\$4,115.17
Business Credit:	(\$1,571.73)
Net:	\$2,544.00 (ROUNDED)

Assessed Value: \$111,700

SPECIAL PROVISIONS:

This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.

This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.

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.

BURLINGTON, IOWA

Auction to be held onsite at 2814 Mt. Pleasant Street. Just west of the intersection of Highway 61/Roosevelt Avenue and Mt. Pleasant Street.

Complementary Businesses



All lines and boundaries are approximate!



HOLLAND AMERICA PARTNERS, INC.

Bart Goldberg – Attorney for Seller

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

Steffes Group, Inc.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

Licensed to sell in IA, MN, ND, SD, MO, & IL

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