

# Commercial Building

*Auction*  
"We sell it the day you need it sold!"

**Saturday, October 26th, 2019**

**Personal Property sells at 11:00 a.m.**

**Real Estate to sell at 12 Noon**

**7 N 8th Ave. Marshalltown, Iowa**

**GENERAL DESCRIPTION:** Here is the perfect income producing property for you. This building is set up as an operating storage unit, housing ten possible units. Located right off of the main street, and equipped with electricity, this is a great offer. This lot has a very large paved parking area and the building can be converted as you wish.

**LOT AREA:** 5,450 sf **NET TAXES:** \$1,436.00 **SF OF BUILDING:** 2,400

**ZONED:** Commercial

**Brief Legal Description:** Westlake's 4th Add Lot 6 Ex N 110' & S 20' of N 110' Lot 6 Blk 2

**Terms:** Cash, 10% down payment day of auction with balance due on or about November 26, 2019, Property sold in AS-IS condition with NO contingencies.

**SHOP ITEMS, TOOLS & MORE!** Tool Shop Grinders; Bolt Organizers; Misc. Building Materials; Small Acetelyn Tank; Tank Gauges; 70 gal Water Tank; 12T Pipe Bender; 20S/40/ZR17 Tires x 4; 3 Push Mowers; Misc Household Items; Lots of Misc. Tools; AS-IS Home Made Trailer

**DWARF CAR ITEMS!** Dwarf Race Car-2005 Kawasaki Zx10 Engine; Dwarf Car Trailer-Diamond Plate Tool Box & Tire Storage; Kawasaki Zx10 Engine- AS-IS



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**Chad Daugherty ~ Owner/Auctioneer • Kelly Daugherty ~ Auctioneer**

**North River Realty, Mike Bobst-Broker 515-468-7674**

**Jamie Bergkamp-Closing Attorney**

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