

Parker Realty presents...

MAAHS AUTO CENTER FARLEY, IA



Listing Price:	\$149,000	Lot Size:	8,052 sq ft.
Taxes:	\$2,494	Year Built:	1974
Zoned:	Commercial	Garage:	(2) BAY
Building Size:	1,568	Gas Tanks:	Single Steel Wall 8,000 gallon 1990
Canopy:	280 sq ft.	Bathrooms:	(1)
Basement:	None	Extra Shop:	768 sq ft in rear of lot (Rental)
Tank Insurance:	\$1,200/yr in place		

Parker Realty
510 Herder Street Guttenberg, Iowa 52052
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273
Licensed in Iowa

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Listing Agent: Jeff "Ole" Olson 563-379-7167

- **TURN KEY OPERATION JUST WAITING FOR YOU TO TAKE OWNERSHIP**
- **AVERAGE UTILITIES (Gas, Water, Electric) for past 2 years has been \$300 per month!!!!**
- **768 square feet building in back of lot (Beauty Salon) rents for \$200.00 per month. (Basically pays for your property taxes)!**
- **TANK INSURANCE is PAID UP TO DATE and in place!**
- **NEW ROOF put on both buildings 2010!!!!!!!**
- **This location has it ALL, TOOLS, REPAIR EQUIPMENT, TIRES, FILTERS, OFFICE FURNITURE, HOISTS (2), etc. All it needs is YOU!!!!!!!!!!!!!!**



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**BEAUTY SHOP
ON BACK OF LOT
(rental)**



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