

Parker Realty presents...

304 1ST ST. NORTH WORTHINGTON, IA



Listing Price:	\$226,000	Lot Size:	28,957 sq ft
Taxes:	\$2992	Year Built:	1983
Total Rooms	3	Pumps	2-Gas, 1-Diesel 1-Kerosene
Building Size:	2,760	Heat:	LP Gas
Zoned	Commercial	Bathrooms	1
Appraised Value 2006	\$296,000	Utilities:	City

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

This well constructed c-store is located in the beautiful NE Iowa town of Worthington and was constructed in 1983. It is on a HUGE lot with half of it undeveloped as it has 28,957 useable square feet of lot.

- **Building is 2,760 square feet with 3 rooms, 6 door walk-in cooler, shelving, counters, cash register, etc, to start up YOUR OWN Business today.**
- **Priced way UNDER Appraised value.**
- **Wiring completely redone for kitchen area.**
- **New Air conditioner on top of building 2009**
- **New pump heads per government regs 2008**
- **New walk-in cooler compressor 2009**
- **New water heater for on demand heat 2007**

This c-store is just waiting for the right person(s) to take over and enjoy all the amenities that have already been improved at this site.



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