



**Allamakee-Clayton  
Electric Cooperative, Inc.  
228 West Greene Street  
Postville, Iowa  
"Main Office"  
\$395,000**

The former Allamakee-Clayton Electric Cooperative, Inc. "Main Office" includes upper level offices and meeting rooms. Lower level includes garages and shop.

Included with this property is an extra parking lot (40'x 100') for approximately 10 vehicles.

**General Property Information:**

The former Allamakee-Clayton Cooperative "Main Office" was originally constructed in 1947. The structure is brick and block exterior and the interior has plaster and textured walls. The west part of the building is approximately 2 feet higher and was added in 1961. Access to the west part is by an inclined hallway from the interior and from two exterior doors, as well as stairway and elevator access from the lower level. This part of the building has tile flooring. The original (east) part of the building has Terrazzo flooring as well as carpeting. The roof has a newer rubber membrane covering. There is 3 phase power within the building. The building has two levels. The main level is accessed off Greene Street and the lower level is accessed from the south alley. The main level was formerly used as the main public business and office area. This level contains a waiting/reception area, 10 offices, a board room, a meeting room, a kitchen/employee break room, 4 restrooms, and a vault. Access to the main level is by 2 main doors on the north and one door on the west that is mainly for egress or emergency exits. The lower level is for truck and car parking as well as small repair/shop area and storage. The lower level includes 2 garage areas with 4 - 14' doors (newer west building), 3 - 11' doors, and 6 - 10' doors. All the doors are 10' wide. Both the east and west lower level hold approximately 2 vehicles per door. This additional vehicle storage is due to the depth of the garage. (The area holds more vehicles than the garage doors indicate). The lower level also includes an office/locker room, bathroom/shower, boiler room with 2 boilers, considerable shop and storage area, as well as the main controls and power system for the elevator and back up generator. Customer parking is available along the north side of the building (West Greene Street) and employee parking is available on the south side of the building. Additional employee parking is to the west on a vacant lot that is included with this property.

Possession is negotiable and is immediately available.

Specifically not included with this property is the radio antennae support tower.

**Note: All interior dimensions and square footages in this prospectus are approximations. All parking lot dimensions are also approximates. Typically some areas are used for stairways and entryways and may or not be included in the square footage calculations. The enclosed sketch is used for reference only and is not to scale. The total square footage of the building is taken from the county assessor's records. No guarantee is made by Northeast Iowa Realty and Appraisal, Inc., or its agents. Any potential buyers are encouraged to make their own investigations and inspections. Please see seller disclosure of property condition attached to this prospectus.**

**Northeast Iowa Realty & Appraisal, Inc.**

115 South Vine Street  
West Union, IA 52175  
563-422-3285

[www.northeastiowarealty.com](http://www.northeastiowarealty.com)  
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## Property Specifications

<b>Lot Size Sq. Ft.</b>	<b>221'x 135' &amp; 4'x 110' (30,275 sq. ft.)</b>
<b>Lot Size Acres</b>	<b>.70 acres</b>
<b>Street Frontage</b>	<b>225 feet</b>
<b>Parking</b>	<b>Street plus 6,750 sq. ft. concrete in rear alley</b>
<b>Zoning</b>	<b>C-1 (Commercial - Central Business District)</b>
<b>Real Estate Taxes</b>	<b>\$15,370 per year</b>
<b>Year Constructed</b>	<b>East building 1947 - West building 1961</b>
<b>First Level Sq. Ft.</b>	<b>8,765 sq. ft.</b>
<b>Lower Level Sq. Ft.</b>	<b>10,635 sq. ft.</b>
<b>Total Sq. Ft.</b>	<b>19,400 sq. ft.</b>
<b>Foundation</b>	<b>Concrete and concrete block</b>
<b>Frame</b>	<b>Concrete block and wood framing</b>
<b>Exterior Walls</b>	<b>Brick</b>
<b>Roof cover</b>	<b>Rubber membrane</b>
<b>Floor/cover (east part)</b>	<b>Terrazo &amp; carpeting (east part ); Tile (west part)</b>
<b>Ceiling</b>	<b>Plaster/textured &amp; tile</b>
<b>Interior Walls</b>	<b>Plaster/textured</b>
<b>Electrical</b>	<b>3 phase available</b>
<b>Heating</b>	<b>2 boilers in lower level (1 natural gas - 1 fuel oil)</b>
<b>Heating Delivery</b>	<b>Hot water</b>
<b>Cooling</b>	<b>Central air with air handlers</b>
<b>Insulation</b>	<b>Fiberglass blanket and batting overhead of garage area</b>
<b>Roof Support</b>	<b>Steel roof support over lower level</b>
<b>Elevator</b>	<b>Hydraulic drive - 2,000# capacity</b>
<b>Generator</b>	<b>Controls on west wall, lower level, "Katolight" natural gas-fired</b>

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Rear of building. 13 garage doors (4 for trucks - 9 for pickups or cars) Lower level also includes two separate shop areas in addition to the vehicle storage.

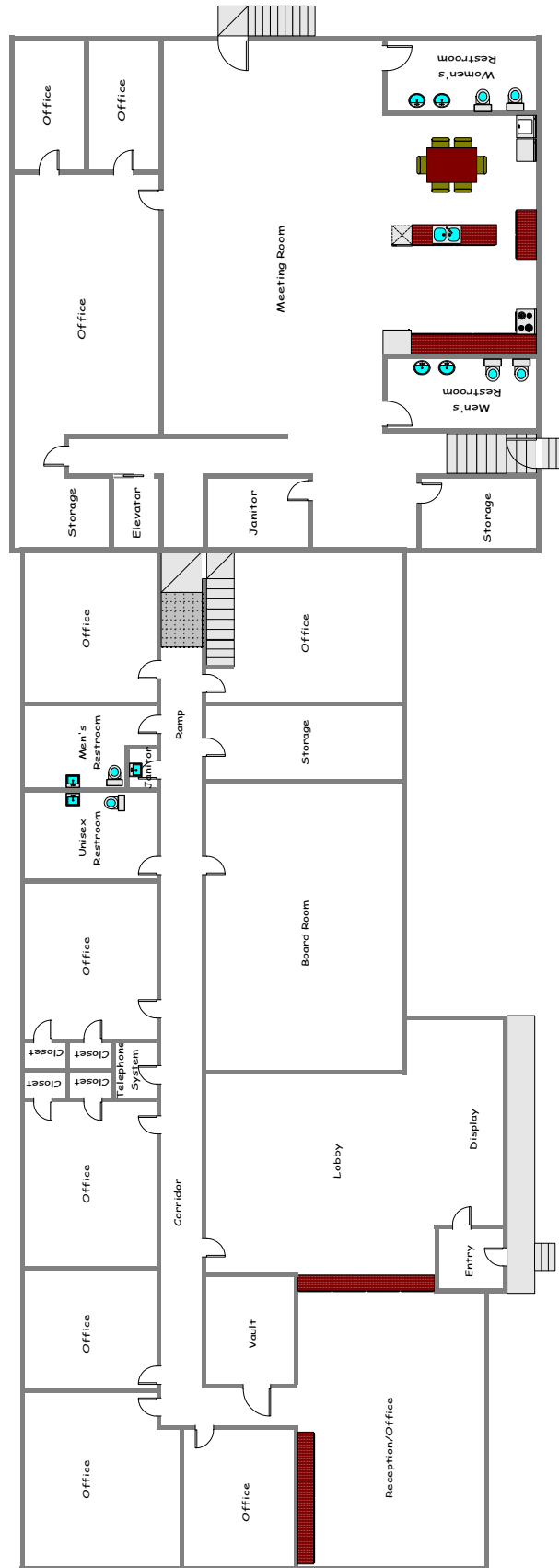
<b>MAIN LEVEL</b>	
<b>Reception/Lobby Area</b>	Waiting and display area, counter/divider, and cabinets. Also includes some office privacy dividers
<b>10 Offices</b>	Terrazzo, tile and carpet flooring
<b>4 Restrooms</b>	1 - Unisex with 1 toilet & 1 sink; 1 - Men's with 1 toilet & 1 sink; 1 - Ladies with 2 toilets & 2 sinks; 1 - Men's with 2 toilets & 2 sinks
<b>Kitchen/Break Area</b>	Island, counter and cabinets; Includes dishwasher, washer, dryer, stove and refrigerator
<b>Board Room</b>	Carpeting, ceiling fans
<b>Meeting Room</b>	Tile floor, west fire exit
<b>Janitorial Rooms</b>	Sinks and storage areas
<b>Storage/file room</b>	Room for double row of file cabinets
<b>Elevator</b>	2 level, hydraulic drive - 2000# capacity

<b>LOWER LEVEL</b>	
<b>2 Garage Areas</b>	East garage/shop - 9 overhead garage doors, shop & storage area; West garage/shop - 4 large overhead garage doors, storage & office area
<b>Boiler Room</b>	2 boilers, 1 is natural gas fired, 1 is fuel oil fired
<b>Bathroom/shower</b>	2 toilets, urinal, 2 sinks, concrete floor, shower stall, concrete block walls
<b>Office/locker room</b>	Office area with storage lockers, concrete flooring, concrete block walls

<p><b>Northeast Iowa Realty &amp; Appraisal, Inc.</b> 115 South Vine Street West Union, IA 52175 563-422-3285</p>	<p><a href="http://www.northeastiowarealty.com">www.northeastiowarealty.com</a> Leanne Cline - 563)920-3055 Jay Jensen - 563)920-1248 Bruce Bemis - 563)380-6651</p>
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**Main Level  
Floor Plan Sketch  
Not to scale**

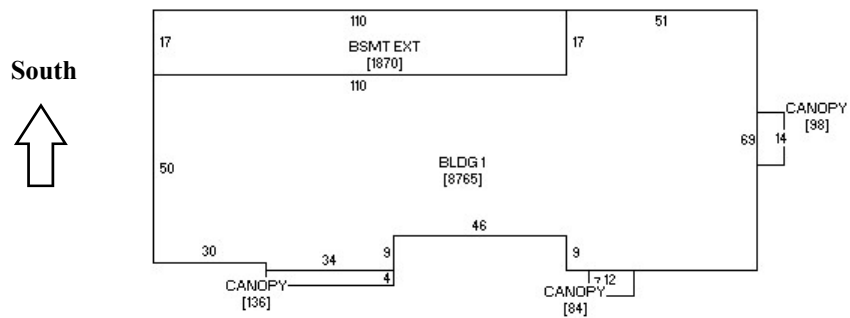
South  
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Assessor's Plat



Assessor's Sketch

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View from southwest



Zoned: C-1 Commercial - Central Business District  
Real Estate Taxes: \$234 per year  
Lot Size: 40'x 100' (4,000 sq. ft.)

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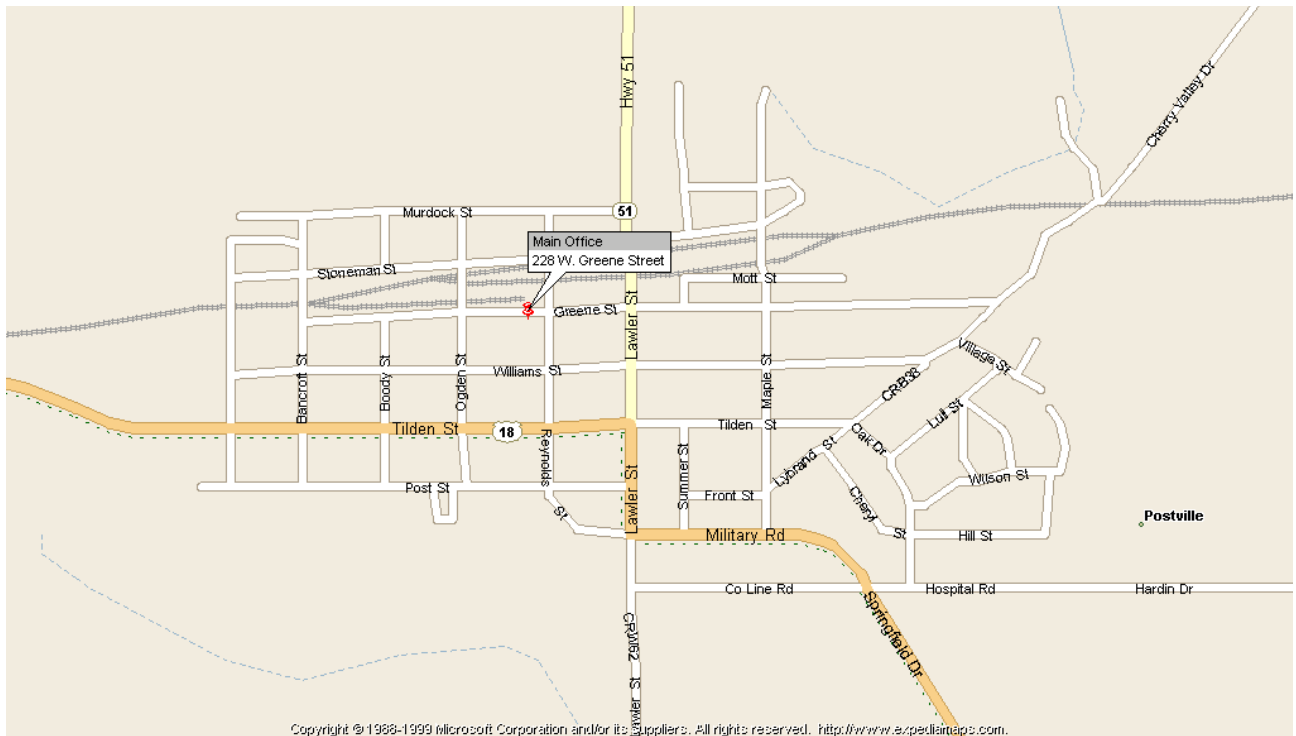
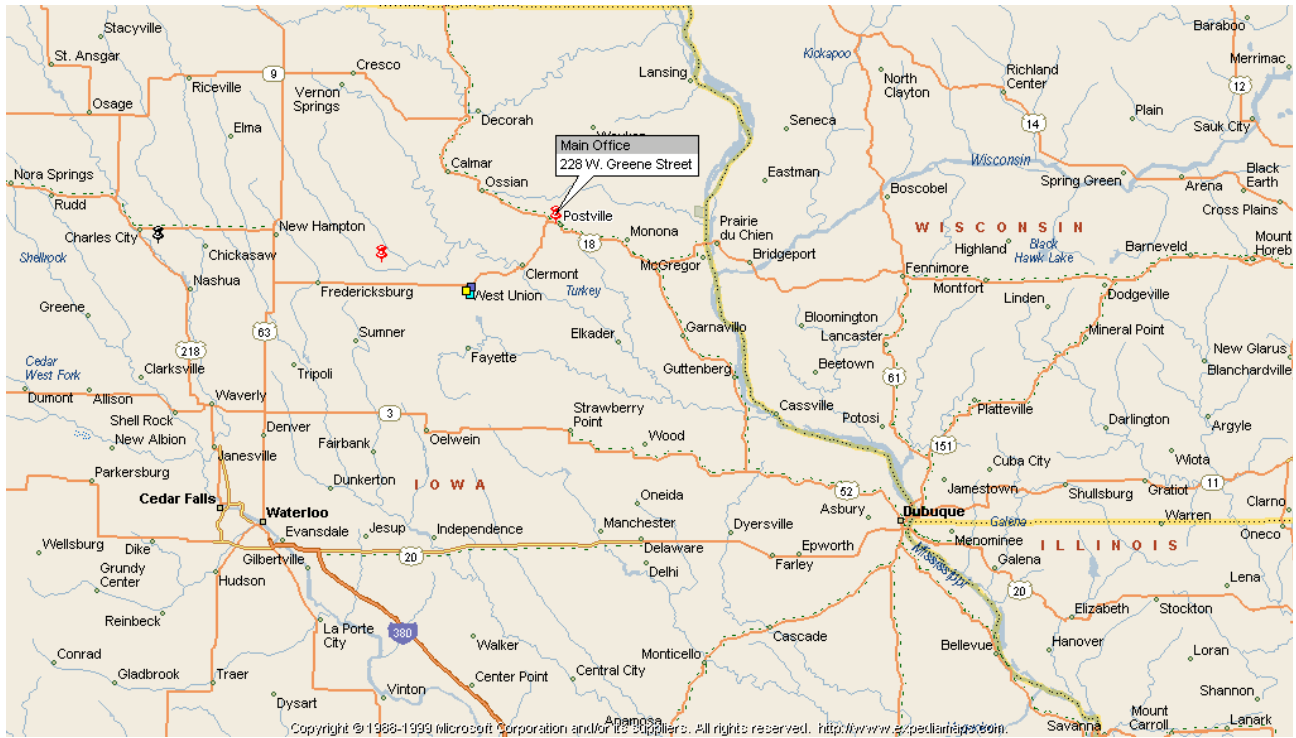
**Allamakee-Clayton  
Electric Cooperative, Inc.  
131 North Ogden Street  
Postville, Iowa  
"Vacant (Parking) Lot"**

The Allamakee-Clayton Electric Cooperative, Inc. "Vacant (Parking) Lot" includes additional parking for approximately 10 vehicles.

**General Property Information:**

The Allamakee-Clayton Cooperative "Vacant (Parking) Lot" is located at 131 North Ogden Street with main access off the alley that runs adjacent along the south side of the lot. This alley runs parallel to West Greene Street (the street to the north) and services the properties that have frontage on West Greene Street including the former Allamakee-Clayton Cooperative "Main Office" building that is located just to the east in the middle of the block. This lot serves as additional employee parking for the "Main Office". The lot has a gravel base and provides approximately 10 parking spaces.

## Property Location Maps



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