



Nusz Building
103 South Main Street
St. Lucas, Iowa
\$12,500 New Price!

This former veterinarian clinic has also been used as a hair styling salon and insurance offices. The building also has extra storage areas and main street and side off-street access.

General Property Information:

Lot size: 61.53' x 44.00' Real Estate Taxes: \$1,116/yr
Building sq. ft.: 40'x 50' (2,000 sq.ft.)

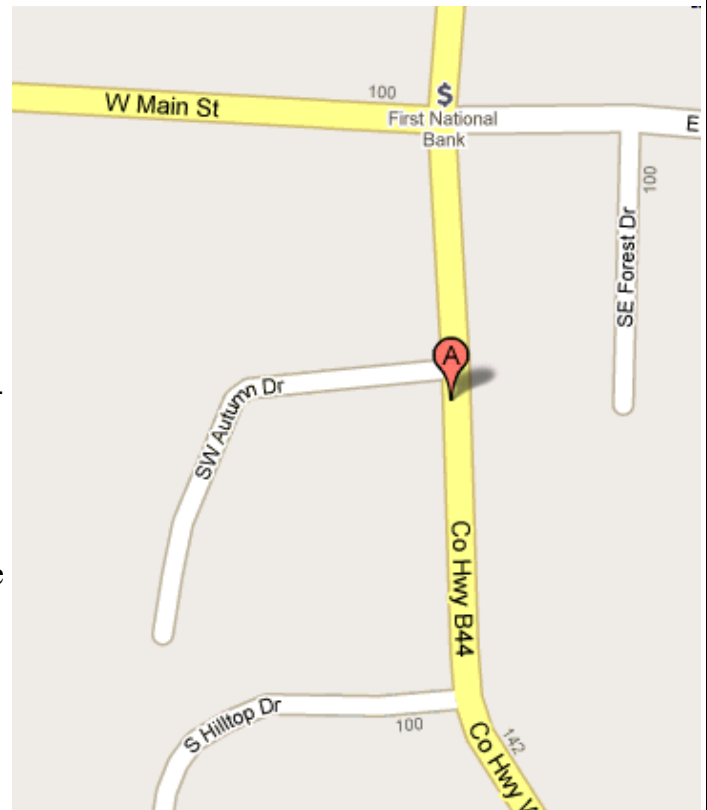
Forced hot air furnace - L.P. fueled Tank is owned.

Supplemental electric baseboard heat.

1 toilet room and 1 extra lavatory.

The building is a metal frame building built in 1976 over an older existing building. The interior walls and ceilings are sheet rocked. The floors are carpeted and concrete.

There is no basement. There are several office areas and storage areas. Also on the north is a cold storage room accessed from an exterior door. The other cold storage area in the northwest corner of the building is accessed from the building overhang/walk-way on the west side of the building. Since the building was remodeled in 1976, it has been used a veterinary clinic, hair salon and insurance offices. The south wall of the building is shared in common with the car wash. The car wash is not included with this building. The building is being sold as-is with all remaining equipment and materials. Refer to the building interior sketch for approximate room layout.



Note: The information in this prospectus is believed to be reliable. The enclosed sketch is used for reference only and is not to scale. No guarantees are made by Northeast Iowa Realty and Appraisal, Inc., or its agents. Any potential buyers are encouraged to make their own investigations and inspections of this building. The building is being sold as-is with all remaining equipment and material to be included.

Northeast Iowa Realty & Appraisal, Inc.

115 South Vine Street
563-422-3285

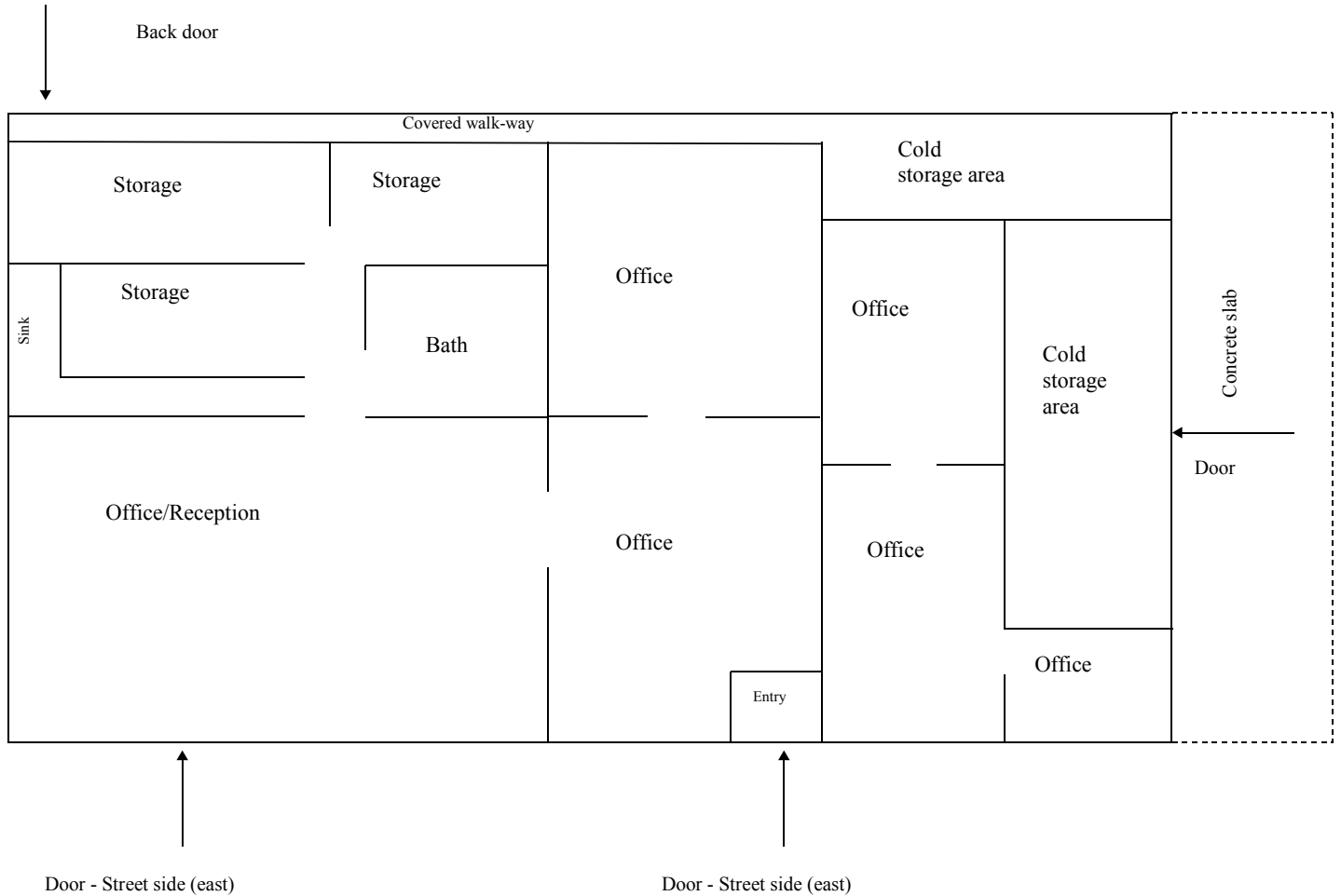
www.northeastiowarealty.com

Jay Jensen
563-920-1248

Licensed in the State of Iowa



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