

116 S Commercial

Eagle Grove IA 50533-9999

County: Wright

Type: For Sale

Status: Active

Contingency: N List Price: \$600,000

Sold Price:

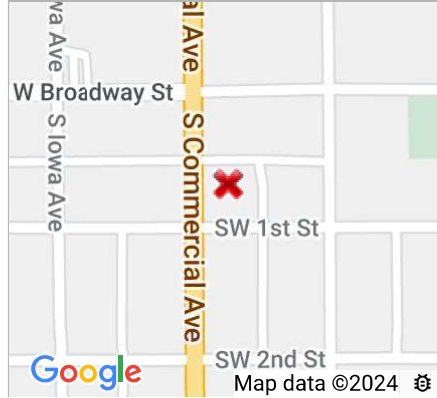
OLP: \$600,000



Seller Contribution:



Front



Map Page: Map Coordinate:

Directions 3/4 block South of the intersection of Commercial and Broadway

Sale/Rent **For Sale**  
 Style **Industrial**  
 Current Use **Business Service, Commercial, Industrial**

Construction Status  
 Total Number of Units **0**  
 Foundation Size  
 Building Finished SqFt **7,260**

List Date **3/4/2024**  
 Input Date **3/7/2024 10:57 AM**  
 Off Market Date  
 Date Closed

Year Built **1930**  
 Acres **0.300**  
 Lot Size Dimensions **40X140 80X95**

Days On Market **6**  
 NS Days On Market Cumulative

TAX INFORMATION

Property ID # **0927336020**  
 Property ID #2  
 Property ID #3  
 Multiple PIDs? **No**  
 Tax Year **2023**  
 Gross Taxes **\$5,020**  
 Net Taxes **5,020.00**  
 Assessed Valuation **249,000.00**  
 Tax With Assessments  
 Assessment Pending **No**  
 Homestead Desc **None**

General Property Information

Legal Desc **LOTS 15-16-17 & W 95' OF LOTS 18-19-20 -21 BLOCK 11 ORIG**  
 County **Wright**  
 School District Full **1944 - Eagle Grove**  
 Section #  
 Township #  
 Range #  
 Location **Downtown**  
 Complex/Dev/Sub

Lot Description **Irregular Lot, Corner Lot**  
 Road Frontage **City Street, State Road, Highway, Sidewalks, Street Lights**  
 Zoning **Business/Commercial**  
 Accessible **None**  
 Power Company  
 Owner Occupied **Yes**

Remarks

This is your chance for a turn key business, a shop, or whatever you dream of. The business known as Pok-A-Dot Plumbing & Welding in Eagle Grove, IA is selling everything as a package. This is a very desirable location right on Highway 17 in Eagle Grove. Insulated and heated building on a corner lot with plenty of space. This sale includes service vehicles, welders, welding equipment, torches, sheet metal equipment, plasma cutters, presses, refrigeration equipment, full inventory of plumbing, HVAC, and welding equipment. Job site trailer, Flat bed trailer, 2 forklifts and much more. The building also includes a front office space with an additional office with 2 bathrooms. Office space in tiled and has its own furnace. The 2 desks and file cabinets also stay. This is a must see today before it's gone. Give me a call today for your personal showing. Darren Robinson at 515-293-1207

Units

Number of Efficiencies	NumUnits1	NumUnits5
Number of 1 BR Units	NumUnits2	NumUnits6
Number of 2 BR Units	NumUnits3	NumUnits7
Number of 3 BR Units	NumUnits4	

Total Number of Units 0

Structure Information

Heating	<b>Forced Air, Other</b>	Exterior	<b>Metal, Brick/Stone</b>
Fuel	<b>Natural Gas, Oil</b>	Roof	<b>Metal, Other</b>
Garage Stalls	<b>5.00</b>	Water	<b>City Water/Connected</b>
Parking Open	<b>5</b>	Sewer	<b>City Sewer/Connected</b>
Parking Characteristics	<b>Garage Door Opener</b>		
Floors	<b>Concrete Slab, Floor Drains, Heavy Duty, Tile</b>		
Walls	<b>Insulated</b>		
Available Utilities	<b>Heating Common, Electric Common, Hot Water Common</b>		
Miscellaneous	<b>220 Volt, Auto Bay, Overhead Doors</b>		
Sale Includes	<b>This sale includes equipment, vehicles, and inventory listed.</b>		

Auction

Auction YN **No**  
 Auctioneer License  
 Auction Type  
 Is Buyers Premium

Financial

Sale Mortgage Information

Seller Contribution  
 Financing Terms  
 Remarks Financial Agent Owner **Will not sell on contract No**

Expenses / Income

Expense Electric	Expense Repair	Expenses
Expense Fuel	Expense Trash	Expense Total Ann
Expense Insurance	Expense Water Sewer	Gross Income
Expense Maintenance	Expense Caretaker	NetIncome

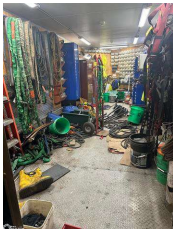
Additional Photos



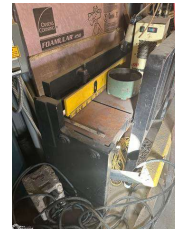
South Side



North Side



Job Site Trailer



Presented By



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