



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.
Chariton IA 50049
Phone: (641) 774-8676
Fax: (641) 774-0684
Website: www.kentfarmmgmt.net

Listing: #801
Property Address: 1114 Court Ave., Chariton
Price: \$77,500.00
Type Property: Commercial
Construction: Block and Wood Frame
Year Built: Unknown
Lot Size: 82.5'x165'
Tax Year: 2017-2018
Net Taxes: \$1,486.00
Est Sq Feet: 3,235
Type Heating: Gas Forced
Type Cooling: None
Utilities: Alliant Energy
Water: City of Chariton
Sewer: City of Chariton
Type Roof: Metal
Terms: Cash or Conventional Financing



Agent: Alan Umbenhower
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or 641-203-0720
Email: alan@kentfarmmgmt.net
Owners: Charles Graves II

Remarks: Solid, well built property with many possibilities. Excellent location for business.

**Seller may have to remove some contaminated dirt where the gasoline pumps were located. If this happens the Seller will take care of all expenses but will not be responsible to replace any concrete taken out for this purpose.

**These items can be purchased from the Seller separately if so desired: Tire machine, tire balancer, 2-4 post hoists, alignment machine, alignment rack, air compressor, and brake lathe.

Information is not warranted and subject to change without notice.