



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: #5680141
Property Address: 1624 W. Court Ave., Chariton
Price: \$80,000.00
Type Property: Restaurant/?
Construction: Concrete Block
Year Built: 1950
Lot Size: 2 ½ lots .583 acres
Tax Year: 2020-2021
Net Taxes: \$2,402.00
Est Sq Feet: 6,602
Type Heating: Gas forced air
Type Cooling: Central air
Utilities: Alliant Energy
Water: City - RRWA
Sewer: City
Type Roof: Asphalt
Terms: Cash
Items to Remain: All existing restaurant equipment including pizza ovens, cooler, tables & chairs, and all other equipment presently on premises



Agent: Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or 641-203-1830 (cell)
Email: dan@kentfarmmgmt.net
Owners: Richard D. & Krist A. Shoemaker

Possession : Immediate - upon closing

Remarks: Lots of potential in this property! Use your imagination and find the niche that this property fills the best!

Features: Ideal location on Chariton's busiest street! The restaurant side of this property could be fully operational in a very short period of time. The balance of the building would make a great auction house, apartments, or whatever you can dream of!

This property sells in its present "AS IS, WHERE IS" condition.