

ALLEN

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REAL ESTATE

MONONA 563-539-4136 STRAWBERRY POINT 563-933-4411 GUTTENBERG 563-252-1144

COMPANY, LLC. 241 ARC LANE/BOX 311 MONONA, IA 52159

Property Address: 200 & 202 W Bridge St, Elkader IA 52043

Legal Description: Old Station PT LOTS 3 & 4 BLK 9

Terms: Cash or Conventional

Owner: Leighton E & Lois M Nelson

Possession: Upon Closing

Price: \$350,000

Bedrooms: (2) 12 X 15, 15 X 15

House Built: House: 1899 Store: 1983

Baths: (2) 7 X 11 full upstairs; 1/2 bath main

House Size: House: 1,552 sq. ft.; Store: 1,920 sq. ft.

Kitchen: 12 X 12

Lot Size: House: 4,250 sq. ft., 0.10 acres, 50 X 85; Store: 5,950 sq. ft., 0.14 acres, 70 X 85

Dining Room: 10 X 15

Heat: House: hot water; Store: electric

Air Conditioning: House: window; Store: Central A/C

Roof: House: asphalt shingles; Store: metal-2019

Living Room: 15 X 15

Water Heater: House: electric; Store: electric

Laundry: Basement

Fireplace: None

Flooring: Hardwood

Stories: House: 2; Store: 1

Appliances: House: none; Store: all

Exterior: House: aluminum; Store: brick

Foundation: Stone

Garage: House only: carport

Basement: House only: unfinished

Taxes: House: \$1,130/yr.; Store: \$5,718/yr.

Remarks: Own one of Elkader's most known businesses in town which comes with living quarters right beside it. Sitting on a busy downtown corner lot "The Store" gas station and convenience store has been serving the Elkader people since 1983 and it is now time for a new friendly face behind the counter! Carrying the Sinclair brand of gas is one of the main attractions to the customers who drive into town just to fill up with the high-quality fuel. Here is a chance to be your own boss or maybe you are living in a bigger city and need a reason to come live in a smaller community with friendly people. With also owning the house next door there is room for expansion to this business.



The following information, although believed to be accurate, is not guaranteed or warranted by the listing office.