REAL ESTATE FACT SHEET

OFFERED FOR SALE EXCLUSIVELY
BY
BIRKENHOLZ REALTY

WELL ESTABLISHED
SERVICE STATION BUSINESS

Address:	321 1st Ave E, Newton, Iowa 50208
Location:	Excellent visibility and location for a service station or convenience store.
Access:	Easy street entrance in place. Excellent access from 1st Ave E and E 4th St.
Business:	Building has a total of +/- 1,723 SF. Sale includes a profitable business, service equipment, real estate, and fuel pumps, 3 tanks, and equipment.
Land:	Parcel includes +/-13,794 SF. Additional parcel may be available.
Zoning:	C-N; Neighborhood Commercial
Assessment:	Real estate assessed at $142,870.00. Annual tax is $3,416.00 after business tax credit.
Utilities:	The lot has all utilities available in building or in immediate area.
Condition:	Quality well maintained property in excellent condition.
Price:	Asking sale including real estate, equipment, and business at $499,000.00.
Improvements:	Property has three service bays, two fuel islands, one 8,000 SF and two 4,000 SF underground fuel tanks.
Summary:	Outstanding location in the downtown of Newton. Excellent site for service station or convenience store. Easy access to a great location on First Avenue in Newton.
Contact:	Richard Boggess, Broker Associate. Birkenholz Realty, 110 N. 2nd Ave E, Newton, IA 50208 Cell 641-521-3378; Phone 641-792-2258 Email - dickbre@iowatelecom.net

*** The information contained herein and contained in any supplemental documents has been furnished by the Owner, and every effort has been made to provide accurate information. However, the Brokers involved are not responsible for misstatement of facts, errors, omission, prior sale or lease, or withdrawal from market without notice.