

Ampride Travel Plaza

Marshalltown, Iowa

Auction

"We Sell it the Day You Need it Sold!"

Wednesday, June 17, 2015 • 10:00 a.m.

To be held on location:

1701 Iowa Ave. E., Marshalltown, Iowa

Marshalltown is 39 miles east of Ames, 60 miles west of Cedar Rapids on Hwy #30 or 30 miles north of Newton
2013 Dot Daily Traffic Count is 12,200 vehicles per day travel Hwy #30

Location of Property:

NW corner of Hwy #30 and S 18th St. (Industrial Park Rd.) On the East Edge of Marshalltown, Iowa

General Description:

Offering a 3,150 sq. Ft. Ampride Self Service gasoline & diesel truck stop and Convenience Store built in 1998. Store inclusive of 2 canopies, one for trucks with (4) truck diesel fueling stations. One canopy for automobiles w/ (4) gasoline fueling stations with capacity to fuel 8 cars. Located on 174,240 acre site with 16 acres more or less contiguous site for future development for a total of 20 acres m/l. Zoned PC, Planned Commercial District in Marshalltown, Iowa.

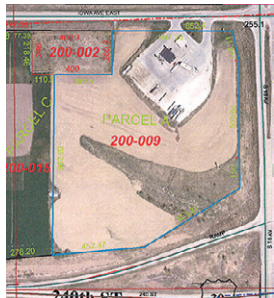
Additional Information:

- Illuminated 1632 sq. Ft. Steel canopy
- Illuminated 880 sq. Ft. Steel canopy
- 3 Steel dual lined 12,000 gallon underground tanks
- 1 Steel dual lined 6,000 gallon underground tank

Sale Includes all Restaurant equipment, shelving, fixtures, refrigeration, office equipment to operate

Net Taxes: \$29,084.00

Lot Size: 20 acres m/l



Highway #30

Industrial Park Road



Weekly sales reports available upon request!



Additional photos available @ www.daughertyauction.com

Auctioneer's Note:

This is a major opportunity to purchase an existing Travel Plaza/Convenience store located long Highway #30's 4 lane busy traffic corridor across Iowa! Please inquire as to "Terms of Sale" and Weekly sales reports! You will like what you see!!

Terms: Cash upon delivery of Assignment of Decree Rights. Please call for details!

**All remaining convenience store inventory to be sold at 10:30!
Oils, beverages, groceries etc! NO Tobacco or Alcoholic products to be sold!**

Daugherty Auction & Real Estate Services, Inc.

Chad Daugherty, Kelly Daugherty ~ Auctioneers

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