

*Commercial Real Estate*  
**AUCTION**

West Chester,  
IOWA

Auction held  
on site at 201  
Highway 92

**TUESDAY, AUGUST 23, 2016 | 4 PM**

**TURN KEY CONVENIENCE STORE GAS STATION**

1,749 sq.ft. building selling complete w/ walk in cooler, pizza oven, ice machine, gas tanks, dispensers & more! This building presents many opportunities w/ the highly visible location. All the equipment sells w/ the real estate.

Built in 1988 & situated on 9,400 sq.ft. corner lot. Large walk in cooler w/ 9 glass front doors. The building has city utilities & an electric forced air furnace w/ central air. 24'x32' lighted canopy w/ (4) tanks w/ submersible pumps. The tank tags & insurance have been kept current. Go to [SteffesGroup.com](http://SteffesGroup.com) for complete details and list of equipment included.

*Preview on Tuesday, August 9th 4-5pm*



**STEWART & SONS, LTD**

**Craig A. Davis – Attorney for seller**

Contact Nate Larson at Steffes,  
319.385.2000 or by cell 319.931.3944



**319.385.2000 | [SteffesGroup.com](http://SteffesGroup.com)**

**Steffes Group, Inc. 605 E Winfield Ave, Mt. Pleasant, IA**