

Turn Key Business

Auction

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

Sunday Aft. September 30, 2012 • 2:00 p.m.

SALE ON SITE: 401 & 403 West St. New Virginia, Iowa

Parcel #1: 401 West St. New Virginia, Iowa

General Description:

Offering Retail Convenience store currently known as "Mel's A & M" located 3 miles east of I-35 in New Virginia Iowa. Sale will include Real Estate, equipment, fixtures & inventory. Pizza prep equip. For carry out, groceries & beverages, LP gas sales, movie rentals and more.



Improvements include:

- *1862 sq. Ft. metal retail store building w/ cooler
- *600 sq. Ft. Illuminated canopy
- *Gas pumps (Approx. 7 yrs. Old, \$40,000 new)
- *2- 10,000 gal. Steel dual lined underground tanks (1 tank is split/ 4,000 & 6,000 gal.)
- *2500 sq. Ft. Concrete lot



Lot size: 83' x 90' **Taxes:** \$3,368.00



Parcel #2: 403 West St. New Virginia, Iowa

General Description:

Offering this single story brick 800 sq. ft., commercial building. Located on the north side of Parcel #1.

Lot size: 68' x 90' **Taxes:** \$732.00

Terms: Cash, 10% down payment day of auction with balance due on or about October 30, 2012 at closing.

Melody Hills, Seller



Daugherty Auction & Real Estate Services, Inc.

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