

Two Commercial Real Estate Properties

AUCTION

Sully, Iowa



ONLINE BIDDING AVAILABLE

WEDNESDAY, OCTOBER 2, 2019 AT 10AM

*Open House on Wednesday,
September 18th from 10-11AM*

Auction to be held on site at 12864 Hwy F62, which is a 1/2 mile east of Sully on Hwy F62.

Auctioneer's Note: If you are looking for a place to expand your business or looking to get into the self-storage business, don't miss this auction! These properties lend themselves to many possible business applications or storage uses. Bid your price on these properties!

"Selling Choice with the Privilege"

TRACT #1 - 60'X104' SHOP BUILDING ON 0.5 ACRES M/L (subject to final survey)

This building was built in 1998 features a front office with two private offices, bathroom and a large storage room. The building offers a large shop area with shop office, work room & upstairs loft storage. In 2016 a solar system was installed on this building for over \$105,000. The building has gravel parking, rural water, electric and is situated on 0.5 acres M/L - (subject to final survey).

TRACT #2 - 20 UNIT SELF-STORAGE COMPLEX AND 30'X100' BUILDING ON 0.65 ACRES M/L (subject to final survey)

The 20 unit self storage complex is comprised of two buildings. The front mini storage building is a 50'x100' with 20 units and has electricity and concrete floors. The second building is a 30'x100' pole building that could be used for boat or RV storage or converted into more mini storage units. It has a concrete drive, dirt floor and a 29' opening. All situated on 0.65 acres M/L - (subject to final survey).

WINDMILL SOLD AFTER REAL ESTATE - The windmill is located at 701 1st Street, Sully, IA. Buyer will be responsible for removal by November 1, 2019.

HACKERT LTD.

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