

# Commercial Building

*Auction*

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



**Sunday, November 18, 2018**

**Real Estate Sells: 12:00 Noon**

**Shop Equipment: 1:00 p.m.**

**206 E. Main St. • Panora, Iowa**



## General Description:

Offering this single story 4860 sq ft commercial building located w/frontage to Hwy #44 in Panora Iowa. Main building is 45'x90' (4050 sq ft) concrete decorative block w/metal roof. HVAC-Combination Hot forced air w/ central air. Metal pole frame rear addition built in 2005 is 18'x45'. **Improvements include** a newer steel roof, newer furnace & upgraded electrical!

**Total Sq Ftg:** 4860 sq ft

**Lot Size:** 61 ft frontage x 157 ft deep

**Zoning:** BC: Central Business District Commercial

**Net Taxes:** \$3,245.00

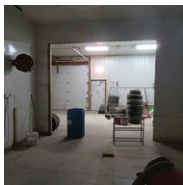
**Terms:** Cash, 10% down payment day of sale w/balance due on or about December 18, 2018. Property is sold in AS-IS condition w/No Contingencies.

**Call for your appointment to view!**

**Mike Bobst, 515-468-7674**

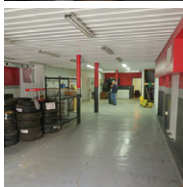
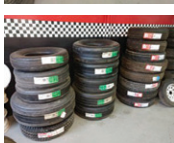
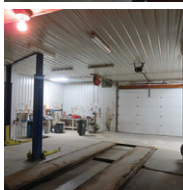
## PARTIAL EQUIPMENT LISTING

Atlas WB-41 Wheel Balancer  
Atlas TC-289 Tire Changer  
Mitsubishi Tire Changer  
10,000 lb Hoist (Pole)  
16,000 lb Floor Hoist  
Industrial Carpet Steam Cleaner  
Car Detailing Station  
2-150 gal Oil Tanks  
Quincy 80 gal-5hp Air Compressor



## PARTIAL TIRE LISTING

Cases of New Farm Tubes  
Floatation Wagon Tires  
Lawn and Garden Tires  
Farm Tires  
ATV Tires  
3x 7.60 -15SL  
1x14L-16.1 SL  
1x 265/70R17  
5x 11L-15SL  
2x 205/75R14  
1x 205/75R15  
3x 235/80R16



**TOO MANY MISC.**

**ITEMS TO LIST THEM ALL!**

**Auctioneer's Note:** This is an excellent opportunity to purchase at auction a great Business/service shop w/ finished retail space! Conveniently located 1/2 block from the intersection of Hwy #4 & #44! Ave. daily traffic count on Hwy #44 is approx 5400 vehicles!

**Wilbur and Susan Bates, Sellers**

**Daugherty Auction & Real Estate Services, LLC.**

**Chad Daugherty ~ Owner/Auctioneer • Kelly Daugherty ~ Auctioneer**

**North River Realty, Broker, Mike Bobst 515.468.7674 Jamie Bergkamp, Closing Attorney**

**416 Greene St. Adel, IA (515) 993-4159 ~ [d\\_auction@hotmail.com](mailto:d_auction@hotmail.com)**

**See Us on the Web at [www.daughertyauction.com](http://www.daughertyauction.com)**

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