

# BROCK AUCTION CO., INC.

PRESENTS

## Commercial/Residential Property



# PUBLIC AUCTION



Monday, October 3rd, 2011 at 5:30 p.m.  
Located at 1660 6th Ave. S.W., Le Mars, Iowa

**General Description:** In the offering is a wonderful property that has all kinds of possibilities. It is currently being used as a commercial office building that is really well laid out. There are 1,942 square feet of office space that has the potential to house one business or could be leased individually to up to four different small businesses. There is also 1,560 square feet of leasable garage space. On top of all that, there is a full basement with extra storage potential and some is partially framed and finished.

This property also has the potential to be enjoyed as a spacious home. With a little handy work and creative vision, this could be a great new home. Though it is currently used as an office space, the building has a kitchen and dining area, and also rooms that could be made into bedrooms and living areas. The current owner has taken steps to finish the basement, so you can follow in their footsteps and have a state of the art work out, rec, family, or movie room. Come see for yourself how this could work for you.

**Terms:** The Purchaser(s) will be expected to pay 10% of the purchase price on the date of the sale and sign a real estate contract agreeing to pay the balance on delivery of clear & merchantable title. The property is being sold without buyer contingency of any kind so have financial arrangements secured prior to bidding. Possession will be given on final settlement. The current annual taxes are \$5,652 as commercial property and approximately \$2,635 annually as residential property and will be prorated to the date of possession based on current taxes. Descriptions and information are from sources deemed reliable however, neither the seller nor the Auctioneer/Broker are making any guarantees or warranties, actual or implied. Property sold "As Is" so inspect to the extent deemed necessary and rely on your own judgment when bidding. The Auctioneer/Broker is representing the seller's interest in this transaction. The sale is subject only to the owner's approval. All announcements made the day of the sale shall supercede any previously written or oral statements.



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TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

## RANDY REARDON - OWNER

LICENSED IN:  
Iowa,  
Nebraska & South Dakota

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