

# Client Detail with Addl Pics Report

Listings as of 09/27/08 at 10:35pm

<b>Active 05/31/08</b>	<b>Listing # 17304</b>	<b>119 S Main St Melcher-Dallas, IA 50163</b>	<b>Listing Price: \$66,000</b>
<b>County: Marion County</b>			



<b>Prop Type</b>	Commercial	<b>Prop Subtype(s)</b>	Commercial/Industria
<b>Area</b>	Marion County	<b>Approx Square Feet</b>	3150
<b>Year Built</b>	1900	<b>Lot Sq Ft (approx)</b>	7100
<b>APN</b>	0299900000-0299800000	<b>Lot Acres (approx)</b>	0.163
<b>DOM</b>	119		

**Directions** Located on the west side of the Melcher-Dallas Square.

**Marketing Remark** There are two separate Building in this Listing used as one Business. The North Building is currently an active Bar with Kitchen. Newer Booths and some updating already done. The south Building is currently an over flow area and Pool area. There is a Second Floor to this Building with 2 Apartments up. A 2 BEDROOM AND A 1 BEDROOM AND BOTH HAVE KITCHEN RANGES AND REFRIGERATORS. WASHER & DRYERS IN BOTH APARTMENTS ALSO. FRESH PAINT AND SOME UPDATING ALSO.

<b>Var. Rate</b>	No
<b>Commission</b>	
<b>General Information</b>	
<b>Lot Dimensions</b>	50 Ft. X 142 Ft.
<b>Sale Includes</b>	Land, Building, Business, Fixtures
<b>Fronts</b>	Main Street
<b>Zoning</b>	Commercial
<b>Heat</b>	Gas
<b>Water</b>	City
<b>Key Location</b>	None
<b>Financial Info</b>	
<b>Gross Tax</b>	\$1765.35
<b>Closing Info</b>	Sign on Property, Sell Disclosure (on South Building only)
<b>Legal Description #2</b>	11-74-21

<b>Builder Name</b>	unknown
<b>Building Type</b>	Retail
<b>School District</b>	Melcher-Dallas
<b>Construction Type</b>	See Remarks (Brick)
<b>Air Conditioning</b>	Central, Window
<b>Sewer</b>	City
<b>How To Show</b>	See Remoarks (Calla listing office.)
<b>Net Tax</b>	\$1628.00
<b>Legal Description #1</b>	Orig Blk 30 Lot 10 & Lot 11

<b>Presented By:</b>	<b>Jenny A Ripperger</b>	<b>Marion County Realty Inc</b>
	Primary: 641-891-2417	127 South Main
	Secondary: 641-947-5921	Melcher-Dallas, IA 50163
	Other: 641-947-5331	641-947-5331
	E-mail: mcrealty@iowatelecom.net	<b>See our listings online:</b>
September 2008	Web Page: <a href="http://www.marioncountyrealty.net">http://www.marioncountyrealty.net</a>	<a href="http://www.marioncountyrealty.net">http://www.marioncountyrealty.net</a>

All information herein has not been verified and is not guaranteed.  
Copyright ©2008 Rapattoni Corporation. All rights reserved.

