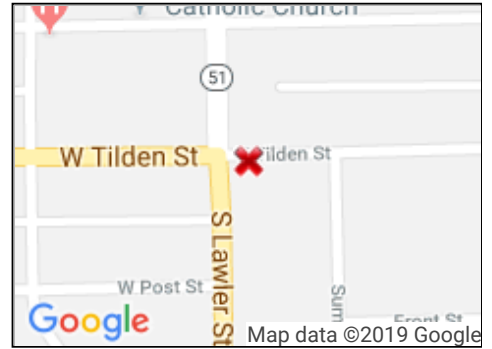


**LISTING DETAIL - COMMERCIAL**



**MLS #** 20191284  
**County** Allamakee  
**Type** Office/Retail  
**Address** 204 S Lawler Street  
**Unit #**  
**City** Postville  
**State** IA  
**Asking Price** \$59,000  
**Price Type** Gross

**Property Name/Subdivision**  
**Parcel #/Tax ID** 1933353001  
**Zoning** Commercial



**GENERAL**

**For Sale Y/N** Yes  
**For Lease Y/N** No  
**Investment Y/N** Yes

**Tax Year** 2017

**Gross Taxes** \$1,312.00  
**Legal Description** 33-96-6 Brief Legal Description LUHMAN & SANDERS ADD'N LOTS 1, 2 & 3 (Note: Not to be used on legal documents)

**Owner Name** Fauser Oil Company Inc  
**Approx Lot Size (SqFt)** 7500  
**Acres** 0.1700  
**Flood Insurance**

**FEATURES**

**SALE/LEASE INCLUDES** Land, Building  
**LOCATION** Downtown  
**FRONTAGE/ACCESS** Corner Lot, City Street  
**HEATING** Gas, Partial  
**COOLING** Office Only, Water  
**WALL CONSTRUCTION** Block  
**FLOOR CONSTRUCTION** Concrete  
**EXTERIOR FINISH** Concrete  
**TERMS/LEASE** N/A  
**SEWER** City Sewer  
**OWNER PAYS** N/A  
**TENANT PAYS** N/A  
**AVAIL AT LISTING OFFICE** None  
**INSULATION** Partial

**BUILDING DESCRIPTION** Free Standing, Multi-Tenant, 1 Story  
**TAX INCENTIVE** None  
**POSSIBLE FINANCING** Cash Convention, At Closing  
**SHOWING INSTRUCTIONS** Appointment Only, Call Listing Agent, Sign On Property  
**POTENTIAL USE** Office, Retail  
**EASEMENTS/RESTRICTIONS** Utility  
**UTILITIES ONSITE** Electric, Gas, Water, Sewer, Phone  
**POSSESSION** At Closing

**PUBLIC REMARKS / DIRECTIONS**

**Public Remarks** Excellent location! On the corner of Hwy 18 and Hwy 51, this commercially zoned property with high traffic, has two entrances, several office spaces, 2 overhead doors, hoist, plus 1100 plus sq ft warehouse, and 360 sq ft of storage. Formerly a service station and doing automotive repairs, the gasoline and diesel tanks have been removed and Seller has letter of the Iowa DNR's "No Further Action" confirmation. Buyer use will be restricted (no fuel, grocery or liquor).



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West Union IA 52175-0000



Listing Agent: Leanne Cline - cell: 563-920-3055



These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. Information herein deemed reliable but not guaranteed.