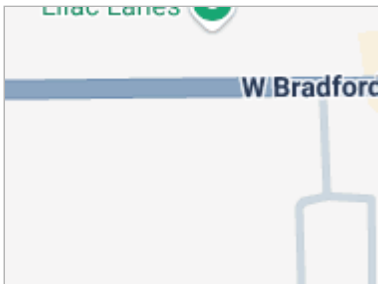


CUSTOM DETAIL



MLS # 20252585
Class COMMERCIAL
Type Office/Retail
County Fayette
Asking Price \$385,000
Address 611 W Bradford Street
Unit #
City West Union
State IA
Zip 52175
Status ACTIVE
Sale/Rent For Sale
Internet Y



GENERAL

Zip Code	52175	Price Type	Gross
Property Name/Subdivision		Sale/Lease Type	Normal Sale
Directions to Property	One block west of the intersection of Highways 18 and 150 in West Union.	Parcel #/Tax ID	0717126001
Legal Description	COM NW COR NE NW SEC 17 TH S 242.25' E 629.5' N 242.25' W 629.5' TO BEG EX TO STATE FOR ROAD; 17-94-8, FAYETTE COUNTY, IOWA.	For Sale Y/N	Yes
For Lease Y/N	No	Gross Taxes	\$7,866.00
Tax Year	2024	Owner Name	Julia Dessel Properties, LLC
Agent Owned Y/N	No	Zoning	C-1 Hwy Co
Approx Lot Size (SqFt)	114,563	Acres	2.6300
Nearest Highway	Highway 18	Miles to Highway	0
Miles to Airport		Total Bldg SqFt	31,169
Multi-Tenant	No	Common Area	No
Avl Mnf/Warehouse SF	8,590	Available Office SqFt	400
Available Retail SqFt	22,189	# Drive-In Doors	0
Year Built	1955	Total Available SqFt	31,169
Garages Y/N		Lease Type	None
Tax ID		Price Date	6/4/2025
Original Price	\$385,000		

FEATURES

SALE/LEASE INCLUDES	FLOOR CONSTRUCTION	OWNERSHIP	AMENITIES
Land	Wood	LL Corp	Cable
Building	Carpeted	AVAIL AT LISTING OFFICE	Fiber Optics
LOCATION	Concrete	Legal Description	Computer Cabling
Suburban	ROOF CONSTRUCTION	Aerial Photo	POTENTIAL USE
FRONTAGE/ACCESS	Comp Roll	INSULATION	Office
Paved 2 Lane	Membrane	Roof	Retail
State Road	EXTERIOR FINISH	BUILDING DESCRIPTION	IMPROVEMENT RATING
HEATING	Brick	1 Story	Note Updated
Gas	Vinyl	Basement	UTILITIES ONSITE
Hot Water	TERMS/LEASE	TAX INCENTIVE	Electric
COOLING	N/A	None	Gas
Individual Units	SEWER	POSSIBLE FINANCING	Water
WALL CONSTRUCTION	City Sewer	Cash Convention	Sewer
Block	OWNER PAYS	SHOWING INSTRUCTIONS	Phone
	All	Call Listing Agent	Fiber Optics
	TENANT PAYS	Sign On Property	POSSESSION
	N/A		At Closing

PUBLIC REMARKS

Public Remarks Since 1955 this is the home for Dessel's Furniture and then Dessel-Roach Furniture and Floors. Dessel-Roach owners are retiring and will be ending their business at the end of July. There is a main building with approximate square footage of 31,169 in 2 levels. Much of this area is showroom and there is alot of warehouse space in the lower level. There is also a small counter and office area along with break room and 2 private offices. There a 2 restrooms located in the lower level. There is also a 40'x 72' wood framed, metal covered shed with 4 doors on the lot. It has to concrete floor. The property is zoned Highway Commercial (C-1). Property interior sketches are not to scale. Buyer is to verify total square footage and room sizes.

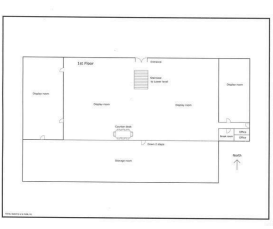
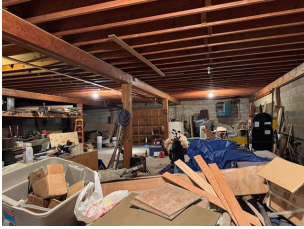
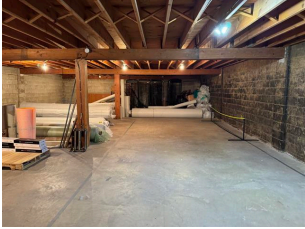
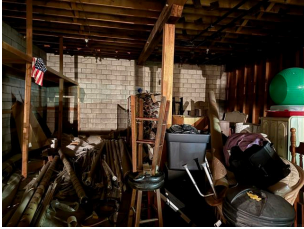
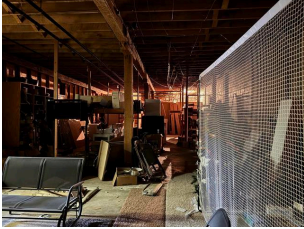
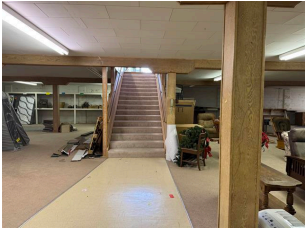
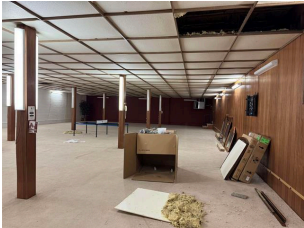
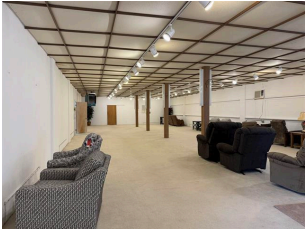
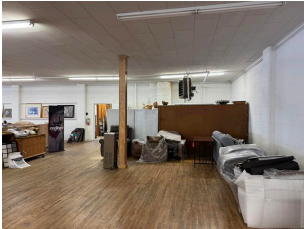
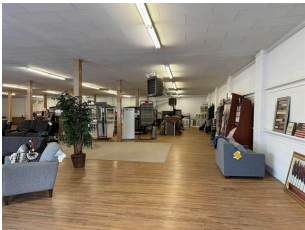
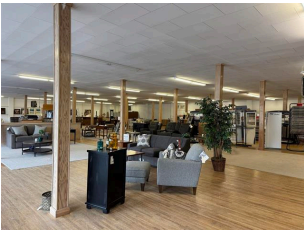
AGENT REMARKS

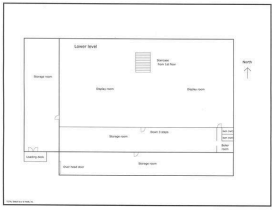
Agent Remarks The current tenants for many years are retiring and closing the business. They will be operating until the end of July. Any showings need to be coordinated with them until then. Call the agent/office for showings. Property interior sketches are not to scale. Buyer is to verify total square footage.

AD REMARKS

Ad Remarks

ADDITIONAL PICTURES





DISCLAIMER

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