

04/23/2024

Property Full Report, Commercial/Mixed Use, MLS # 6315329

502 Elm Street

Williamsburg IA 52361

County: Iowa

Type: For Sale

Status: Active

Contingency: N List Price: \$270,000

Sold Price:

OLP: \$270,000

Seller Contribution:

Map Page:

Map Coordinate:

Directions On west side of the square.



Sale/Rent **For Sale**  
 Style **Retail**  
 Construction Status Desc  
 Current Use **Beauty/Barber Shop, Professional Service**

Total Number of Units **2**  
 Foundation Size **3,200**  
 Building Finished SqFt **3,200**

List Date **3/12/2024** DOM **42**  
 Input Date **3/12/2024 6:37 AM** CDOM **42**  
 ProjClsDt  
 Date Closed

Year Built **1900**  
 Potential Use **Income, Medical, Office, Professional, Retail**

Acres **0.140**  
 Lot Size Dimensions **40x150**  
 Lot Size SqFt **6,098.40**

Selling Agent:  
 Selling Office:  
 Co-Selling Agent:

**TAX INFORMATION**  
 Property ID # **905606013**  
 Property ID #2  
 Property ID #3  
 Multiple PIDs? **No**  
 Tax Year **2023**  
 Gross Taxes **\$2,322**  
 Net Taxes **2,322.00**  
 Assessed Valuation **131,830.00**  
 Tax With Assessments  
 Assessment Pending **No**  
 Homestead Desc **None**

Schedule a Showing

**General Property Information**

Legal Desc **S 40' N 80' LOT 1 BLK 6 WMS**  
 County **Iowa**  
 Cross Street  
 School District Full **7029 - Williamsburg**  
 Section #  
 Township #  
 Range #  
 Complex/Dev/Sub **WMS**

Accessible **Wheelchair Ramp**  
 Power Company  
 Owner Occupied

**Remarks**

**Agent Remarks** Limited times available for showing this property- cannot show during open business hours: Monday: Only after 5 pm; Tuesday: Only after 7 pm; Wednesday: Only after 7pm; Thursday: Only after 7pm; Friday: Only after 7pm; Saturday: Only after 2pm.

**Public Remarks** Building for sale at an ideal location on the square of Williamsburg. Makes for a great investment opportunity- already has 2 tenants, each with an established business. All personal items belong to the tenants, including all fixtures belonging to each business which includes counters. 2nd floor is a big open space, full unfinished basement, and private parking behind the building in the alley. Plenty of public parking available on the street in front of the building. Limited times available for showings: can only be shown after business hours, no exceptions. Monday-after 5pm, Tues thru Fri only after 7pm, Saturday only after 2pm.

**Units**

Number of Efficiencies	NumUnits1	NumUnits5
Number of 1 BR Units	NumUnits2	NumUnits6
Number of 2 BR Units	NumUnits3	NumUnits7
Number of 3 BR Units	NumUnits4	

Total Number of Units 2

Information deemed reliable, but not guaranteed.

**502 Elm Street****Williamsburg IA 52361**Type: **For Sale****Structure Information**

Heating	<b>Forced Air, Baseboard</b>	Exterior	<b>Wood, Brick/Stone</b>
Fuel	<b>Natural Gas, Electric</b>	Roof	<b>Flat, Age Over 8 Years, Metal</b>
Air Conditioning	<b>Central, Window</b>	Water	<b>City Water/Connected</b>
Garage Stalls	<b>0.00</b>	Sewer	<b>City Sewer/Connected</b>
Parking Open	<b>6</b>	Basement	<b>Full, Unfinished</b>
Parking Characteristics	<b>Driveway - Gravel, On-Street Parking Only</b>		
Available Utilities	<b>Heating Separate, Electric Separate, Hot Water Common</b>		
Sale Includes			

**Auction**

Auction YN	<b>No</b>	Auction Type	
Auctioneer License		Is Buyers Premium	

**Financial****Cooperating Broker Compensation**

Buyer Broker Comp:	<b>2.5%</b>	Sub-Agent Comp:		Facilitator Comp:	
Variable Rate:		List Type:	<b>Exclusive Right To Sell</b>		
Lockbox Type:		Lock Box Source:			

**Sale Mortgage Informaton**

Seller Terms	<b>Cash, Conventional</b>	Remarks Financial Agent Owner	<b>No</b>
Seller Contribution			
Financing Terms			

**Expenses / Income**

Tenant Expenses **Cable T.V., Electricity, Fuel, Insurance, Maintenance/Repair, Sewer, Snow Removal, Water**

Expense Electric		Expense Repair	
Expense Fuel		Expense Trash	
Expense Insurance		Expense Water Sewer	
Expense Maintenance		Expense Caretaker	
Expenses	<b>2,322.00</b>	Gross Income	<b>18,000.00</b>
Expense Total Ann	<b>2,322.00</b>	NetIncome	<b>15,678.00</b>

**Contact**

Listing Agent:	<b>Mary B Knipfer - 319-325-7793</b>	Appointment Phone:	<b>319-325-7793</b>
List Office:	<b>Grimm Company Real Estate - 319-664-3000</b>		
Co-List Agent:			

Owner Occupied  
 Showing Instructions **Call Mary Beth @ 319-325-7793 for showing appointment and lock box code.**

This Report Prepared By: **Mary B Knipfer****Information deemed reliable, but not guaranteed.**