GO TO GOTTSCHALK REALTY

706 Main Street

Monthly Utilities

Utility	*Type*
Sewage	Septic
Gas	Natural
Water	City
Electric	Duke
Amps	60 Fuse

Yr. Built: 1900
Style: 1 story
List Price: $365,000
Heating: Nat. Gas F/A
Water Heater: Gas
AC: Central
Zoning: Commercial
Lot Size: 17x165 ; .064 Acres
Total SF: 1292 + 12x26 Store Room
Interior: Panel and Steel
Foundation: Slab Foundation
Exterior: Block/Aluminum
OCC Status: Owner Occupied

Tax Key #: 25-07-92-134-008.000-009 **Legal Description:** Old Plat Addn. 17' S Pt. Lot #59

Present Use: Gun and Ammunition Store

Remarks: Final Sale Price is flexible depending on inventory, purchase of building etc. Computer & security systems, cabinets, racks, monitoring system. Over 450 guns including: Colts, Browning , Remington, Ruger, Henry, Savage, Smith & Wesson, Walther, ammunition of all kinds and more! New ceiling, floor coverings, ½ bath. New rubber roof being installed over built-up roof.

Owner Pays: All utilities

Possession: After inventory is taken at closing.

Tax: Annual Cost: $368.08 **Exemptions:**

Showing: By appointment w/owner only.

BC: $4000 flat