

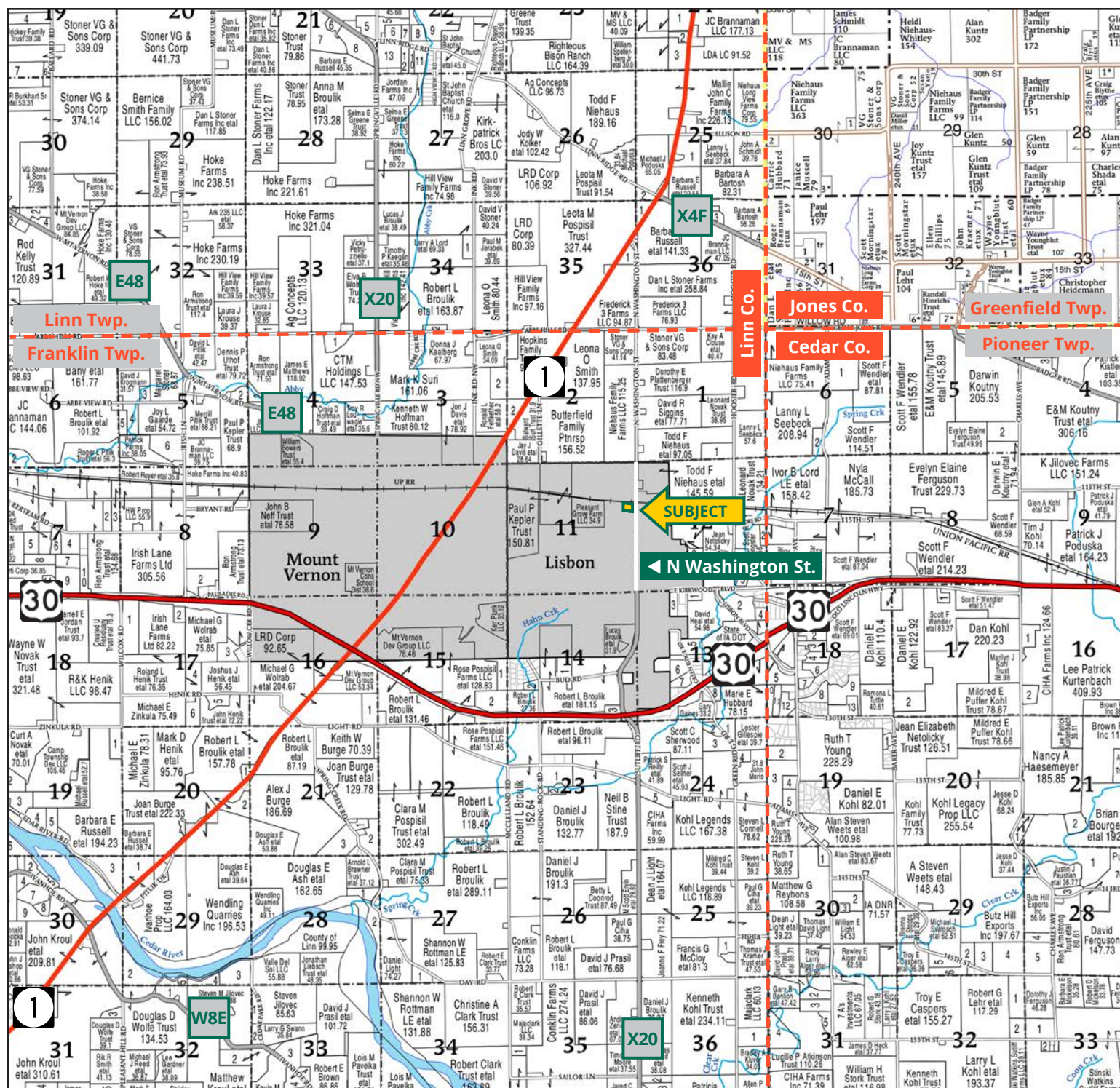
Two Commercial Buildings in the City of Lisbon



TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

1.25 Acres, m/l
Linn County, IA



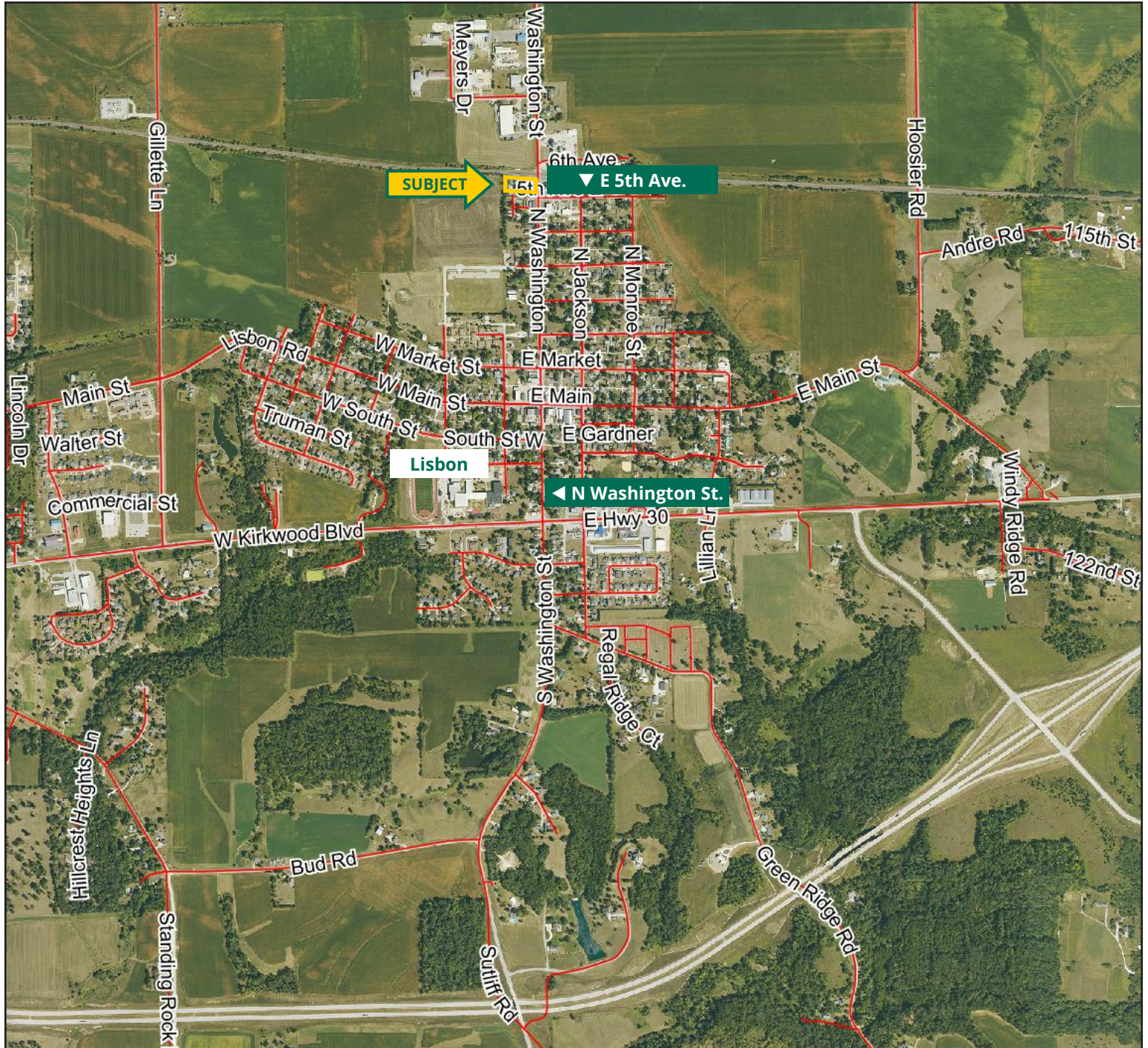
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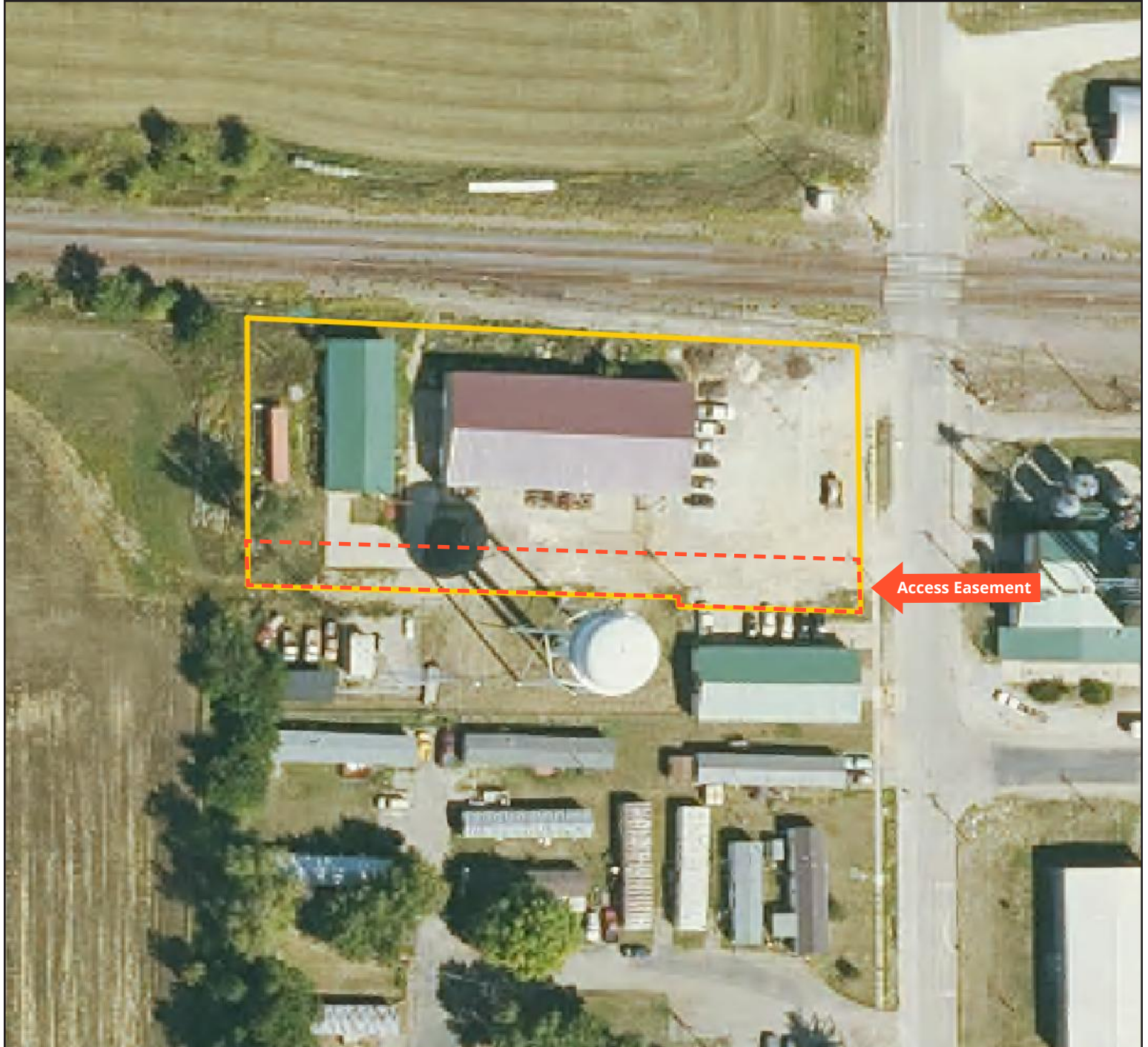
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Location

From Lisbon: The property is located on the southwest side of the intersection of N Washington St. and the UP Railway.

Simple Legal

That part of Lots One and Two, Irregular Survey of the NE ¼ of Section 11, Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa, and subject to an access easement. *Final abstract/title documents to govern legal description.*

Address

715 N Washington St.
Lisbon, IA 52253

Price & Terms

- \$489,500.00
- 5% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable. Subject to lease.

Real Estate Tax

Taxes Payable 2024-2025: \$10,798.00

Net Taxable Acres: 1.25

Lease Status

There is currently a tenant leasing this facility. Contact the listing agent for details.

Land Description

This is a level lot.

Buildings/Improvements

The shop measures 60' x 128', with 18' side walls. It was built in 2014 using post frame construction. It includes a 20' x 30' office area with bathroom, sink/cabinets and utility room. A forced-air furnace/air conditioner, on-demand water heater and water softener are installed and included with the sale. The balance of the shop is open area with insulated walls and a forced-air furnace. The shop is fitted with two 10' x 10' overhead doors

on the west end. On the south side, there is a 24' x 14' overhead door and a 18' x 14' overhead door.

To the west of the shop is a storage shed measuring 32' x 80', featuring a 12' x 9' overhead door and a concrete floor.

Water & Well Information

This property is served by the City of Lisbon's water and sewer services.

Easement

There is a 20' to 25'-wide access easement running along the south edge of this property. Contact the listing agent for details.

Comments

This is a rare opportunity to purchase two nice commercial buildings within the city limits of Lisbon. There is over 10,000 square feet available for running your business or providing storage.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Southwest Corner Looking Northeast



Northeast Corner Looking Southwest



Southwest Corner of Shop



Southeast Corner of Shop



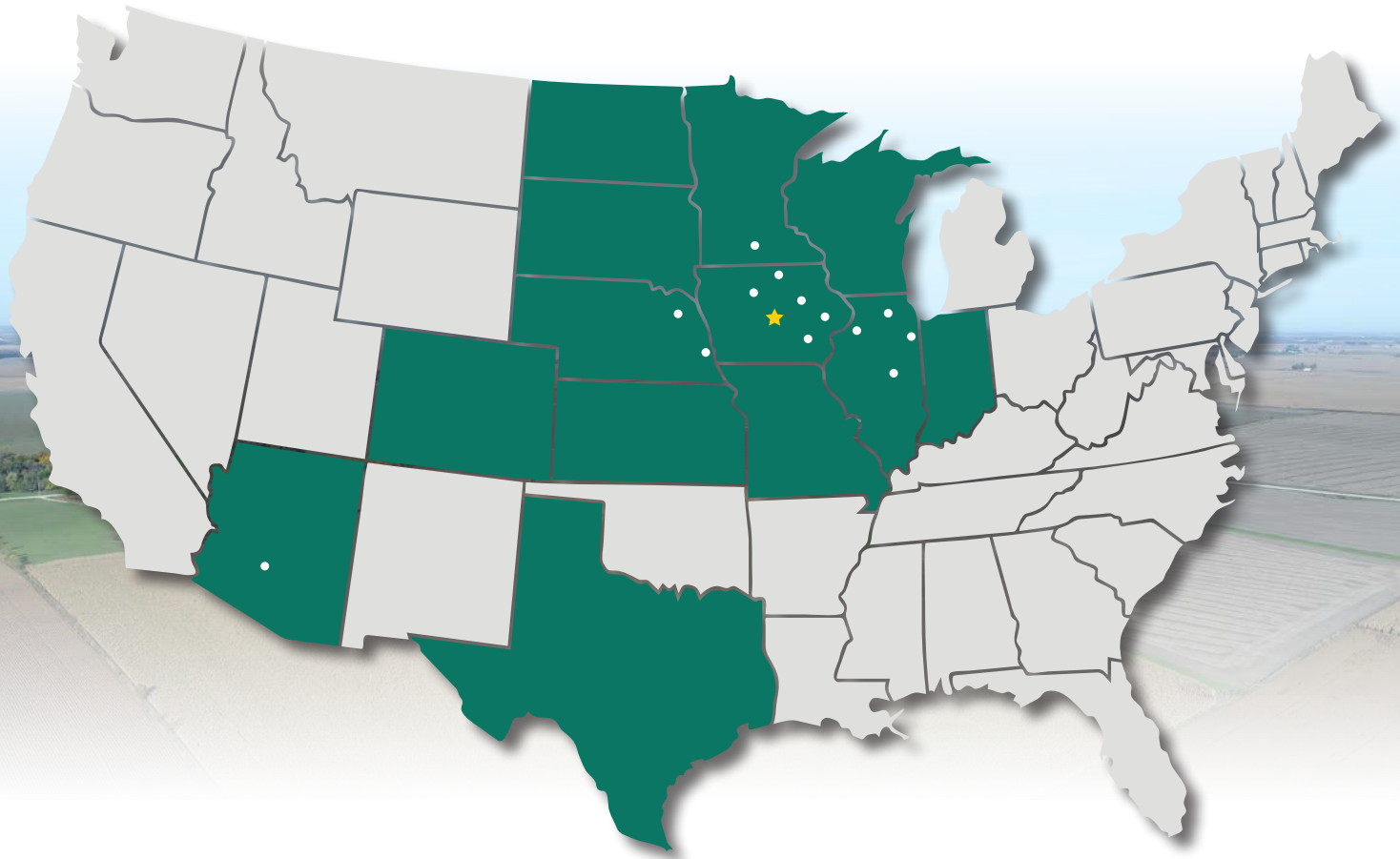
Office Area



Storage Building







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