

Community Insurance Agency

110 5th Ave., Coon Rapids, IA 50058 712 999 2288 www.communityinsurance.com

Realtors Chris Eddy 515 577 4428—John Hyland 712 830 1127



Larry L. Schwenk—Broker—1052 Chestnut Rd—

Coon Rapids, IA 50058 712 830 0088

Walkup Farms LLC Commercial Building on Montana St., Glidden, IA Asking \$525,000

**1.3 acre flat lot with excellent visibility and access to US Hwy 30.
New construction in 2005 with interior finish in 2007.**



Main Shop

- 54W x 110 L x 18H
- 16' door height—30' width at north end of shop, 20' width along west wall—automatic openers
- 100% insulated—batt insulation in walls, blown-in insulation in rafters
- Radiant gas heat
- Floor drains
- Standard 110v & 220v power in shop
- Air, gas, and water distribution lines
- Air purification system
- Built-in bathroom, shower, and laundry area
- Includes large wall-mounted flat-screen TV and storage racks

Building dimensions 148' x 54'

Wood Shop

- 24W x 38L
- Batt insulation w/metal ceiling and walls
- In-floor electric heat w/ supplemental gas forced-air
- Central air



Mezzanine

- 1,370 sf above office and wood shop
- Batt insulation w/metal ceiling and walls
- Includes two wall-mounted TVs

Delivery Bay

- 22W x 31L x 18H
- 16' door height—16' width w/ automatic opener
- Batt insulation w/metal ceiling and walls
- In-floor electric heat w/ supplemental gas-forced air



Office

- 16W x 31L
- Batt insulation—interior dry-wall finish w/supplemental gas-forced air
- Central air
- 4' canopy around outside
- Includes wall-mounted flat-screen TV



Electrical service provided by Raccoon Valley Electric Cooperative
Gas service provided by Black Hills Energy
Water and sewer services provide by the City of Glidden

All facts and figures have been researched from reliable sources but are not guaranteed or warranted by the sellers or realtors.