



**Type of Property:** Commercial **Foundation Size:** 1320  
**For Sale/Lease:** For Sale **Land Size SqFt:** 14000  
**School District:** Springfield #85 **Waterfront:** No  
**County:** Brown  
**Owner is Agent:** No

**Exterior:** Aluminum; Brick; Vinyl  
**Construction:** Concrete Block; Frame/Wood  
**Road Frontage:** US Highway  
**Roof:** Flat  
**Sewer:** City  
**Water:** City  
**Fuel:** Propane  
**Parking Charcterstcs:** Uncovered/Open

**Air Conditioning:** Central  
**Heat:** Forced Air

**Sale Includes:** Building; Fixture/Equipment; Land

**Tax Amount:** \$1,222 **Tax Year:** 2017 **Tax Classification:** Commercial  
**Assessments:** No **Assessment Balance:** **Taxes w/Assessments:** \$1,222  
**Planned Unit Development:** **Parcel Number:** 003.050.003.18.180

**Public Remarks:** Updated convenience store located in high traffic location on US Hwy 14 - great access and visibility. Lighted canopy with 6 fueling positions offers great product selection. 4 Tanks – (1) 10,000 gallon steel tank for regular fuel, (2) 3,000 gallon steel tanks for premium/diesel fuel, (1) 6,000 gallon fiberglass tank (new in 2006 - not currently in use). All 3 dispensers have been replaced - 2 installed in 2003, 1 (Diesel pump) installed in 2006. New cathodic protection on remaining underground tanks – impressed current system. 1,320 sq. ft. convenience store building includes a 3-door freezer and walk-in cooler. New A/C unit in 2017. Roof re-done in 1999. Bathrooms with outdoor access. Strong sales history - great investment opportunity!  
**Legal:** Lot 17 & Lot 18, Block 3, Bagens 4th Addition

**Status:** Active **Lender Owned:** No  
**Original List Price:** \$105,000  
**List Price:** \$105,000  
**Days On Market:** 1

Listing Courtesy of Listing Office: Reiner Real Estate

