



Krukow Real Estate

515 Central Ave W
Hampton, IA 50441
641-456-3883

www.krukowrealestate.com

707 4th St NE
Hampton, IA

\$39,900

Offered for: \$42,000

Style: 2 Story:

Apartment & Business

Bedrooms: 1 – Upper Level

Baths: 2

Sq. ft: 2,138

Lot size: 66x113

Year Built: 1892



Exterior: Painted Siding

Roof: Asphalt

Garage: 1 Car Attached

Heat: Gas

A/C: Central

Electrical: Breakers

School: Hampton-Dumont

Utilities: \$286

Gross Taxes: 1,730.63

Business Property Credit: 645.92

Net Taxes: 1,084.00

APPROXIMATE ROOM MEASUREMENTS

Main Level

Shop Display area

Workroom #1

Workroom #2

Office

Bathroom

Upper Level

Apartment Area

Living room

Kitchen

Bedroom

Pantry

Bathroom

Lower Level

Full Basement

Laundry hook-up

Comments:

BUILDING FOR SALE ****Price Reduced**** Have you noticed the big Red House on Hwy 65 north? For only \$39,900 you can own this property. It can be used as a commercial rental on the main floor (currently rented to "The Dog House" month to month lease) and an apt. on the 2nd floor with a separate entrance. The upstairs apt. is in need of renovation. Features include stained glass windows and painted oak woodwork. The insulated, 1 1/2 stall attached garage has plenty of storage. The paved parking lot is an additional benefit. To schedule a showing of this business/rental property please allow at least 24hr. notice. Excluded items that are owned by the main floor tenant: Dog washing station & equipment, washer, dryer, water filtration system and water heater.

Contact Krukow Real Estate at 641-456-3883 to schedule a showing.

The above information, although believed to be accurate, is not guaranteed to be so by Krukow Real Estate. Krukow Real Estate's policy is to cooperate with ALL other REALTORS.