

SWEENEY REAL ESTATE & DEVELOPMENT

Listing #332

RESIDENTIAL - COMMERCIAL - FARMS - NEW HOMES

Jack Sweeney, Broker

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Listing Agent: Jack Sweeney



We believe the following information is accurate, however, we will not guarantee its accuracy.

Property Address: 1608 Main Street
Lansing, IA 52151

Legal Description: Lots 10, 7 Ex 1 of 7, 11 Ex 1 of 11 & 5 in 1
NW SE (30-99-3)

Contact: Sweeney Real Estate

Price: \$365,000

Terms: Cash

Possession: Negotiable

Occupants: Owner

House:

Year Built: 2003
Lot Size: 3.2 Acres
House Size: 1,216 SF - Main
w/ Partially finished walk-out basement
Bedrooms: 3 (one on each level)
Bathrooms: 3 (one on each level)
Basement: Welcoming office space, bedroom & bathroom

Heat: FHA - Gas
Type Walls: Drwl
Type Siding: Vinyl

Notes: Spacious & open living space w/ wrap around deck,
private back deck w/ hot tub

Taxes: Gross: \$10,640/year
Net: \$10,536/year

Garage: 2 Car Tuck Under

School Dist: Eastern Allamakee
Zoning: Commercial

Scenic Valley Motel:

Rooms: 13+ Rooms
3 Smoking
Single Occupancy / Double
Occupancy

Heat: Wall heaters; hot water
A/C: Built in and window
Utilities: City water, sewer, garbage
Electric: 2 Breaker Panels

Cabin: w/ full kitchenette

Cabin: Meeting room for guests w/
refrigerator, card playing table and chairs.

- * Newer roofs, painted exterior & bathrooms
- * Extensive Landscaping
- * State Highway 9 Frontage

Remarks: This is the time to make the move to business ownership/self-employment. Own the ONLY motel in scenic Lansing, IA. Many ongoing and recent improvements completed. Includes future reservations, equipment/inventory. Newer 3 bedroom custom built home for owner occupant. Great location - beautiful property!

Inventory list & financial information available upon request to preapproved buyers.

