



COMMERCIAL BUILDING

MLS# 113321 E-MAIL: cavers@frontiernet.net WEB SITE: caversrealty.com

ADDRESS: 1301 MARCUS STREET

PRICE: \$315,000.00

DATE LISTED

EXPIRATION DATE

TYPE PROPERTY: Commerical – Zoned I-1 (Light Industrial)

PARCEL: 23-248-0120

LEGAL: Teeter's 2nd, Lot 2 Block 5 (With Ex) & Lot 4

LOT SIZE: 165' X 527'

OWNER: Ken & Barb Detloff (Kenway Engineering)

LISTED BY: Sam Johnson

AGENCY PHONE: 238-4496

AGENCY: Cavers Realty, Inc.

TAXES: \$8,415.00 + 115.00 = \$8,530.00

Main South Building: 60' x 101' = 6,060 sq ft -- age 1979 - This building has steel gurders and beams, sheetrocked inside, water sprinkler system, 400 amp-3 phase electric service, ½ bath, 30 gallon gas water heater, gfa furnace, central air, and a security system. 60' x 77' is used for production and the 24' on the south end is offices. The SW office is where the 400 amp electric service is and in the NW corner there is a transformer on the floor that will not stay with the building as will some of the other electrical systems throughout the building.

Reception area: 12' x 12'

SE Office: 10'11 x 11'6

Conference Room: 12' x 18'4

Office: 11' x 11'7

Office: 8' x 11'7

Office: 11'6 x 12' – steel door to south side of building where water service is for the sprinkler system.

SW Office: 11'7 x 12'

Computer Room: 7'1 x 12'

Link Building Between Building #1 & #2: 12' x 20' = 240 sq ft – age 1982 - This building is between building 1 & 2, has 2 x 4 walls and is totally insulated.

Building #2: 50' x 80' = 4,000 sq ft – finished, super insulated, not a pole building. 2x6 stud outside walls.

Ceiling is approximately 13'6, 1" of styrafoam under concrete floor. Behind the building is the main transformer 600 amp service that feeds into building #2 – 400 amp in front building #1 also feeds from this transformer, 12' x 16' overhead door with electric door opener. Infrared heat.

Link Building Between Building #2 & #3: 19' x 64' = 1,216 sq ft - age is approximately 6 yrs old - this building has 2 air compressors, boiler, hot water heater all of which will not stay with the building.

Building #3: 40' x 100' = 4,000 sq ft - This Butler building has an overhead door on each end with two electric door openers, metal frame building, insulated but not heated.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED
ALL DIMENSIONS ARE APPROXIMATE