

FT. MADISON, IOWA  
**Former Mini Lube Facility**

**1730 Ave. H, Ft. Madison, IA 52627**

**MONDAY, SEPT. 29, 2014 ♦ 9:30 AM**

Auction Held at 1730 Avenue H, Ft. Madison ♦ Live Auction Plus Live Online Bidding Available  
**Live Online Bidding Register at [www.adamsauctions.com](http://www.adamsauctions.com)**



**1730 Avenue H, Ft. Madison, Iowa**



**Property Viewing:  
 One Hour Prior to Auction**

Property consists of a 1,426 sf masonry block building with an office/waiting area (approx. 200 sf), a service area (1,096 sf) and a storage area (135 sf). Building has a basement and sits on a corner lot. The building has been used as a quick lube & oil change facility, but the possibilities are endless! Concrete driveway and parking area has two ingress/egress points.

**Commercial Corner!**

**Property Description & Information**

<u>County:</u>	Lee
<u>Parcel ID No:</u>	1504330018
<u>Lot Size:</u>	.33 Acre (14,500 SF)
<u>Lot Dimensions:</u>	100 x 145
<u>Lot Surface:</u>	Asphalt
<u>Frontage:</u>	100' on Ave. H / US Hwy 61
<u>2013 Taxes:</u>	\$4,954
<u>Exemptions:</u>	None
<u>Year Built:</u>	1996
<u>Zoning:</u>	B-3
<u>City Limits:</u>	Ft. Madison
<u>Bldg Square Ftg:</u>	1,426
<u>Basement:</u>	Yes
<u>Electrical:</u>	400 Amp
<u>Utilities:</u>	Public Water & Sewer; All Public Utilities At Prop.
<u>Building Exterior:</u>	Block
<u>Heating/Cooling:</u>	Gas Forced Air / Central Air
<u># Service Bays:</u>	2
<u># Service Pits:</u>	2
<u>Overhead Doors:</u>	4 - 12' x 12' metal
<u>Restrooms:</u>	1 half bath
<u>Flood Zone:</u>	No



The enclosed information was obtained from sources considered reliable, however, the auction company does not guarantee the accuracy of this information. Said information is subject to change, availability or update without notice. Seller and auction company make no representation as to the Environmental condition of the property and recommended that purchaser obtain an independent investigation.

**[www.adamsauctions.com](http://www.adamsauctions.com)**



**Adam Jokisch**  
 President  
 Auctioneer • Broker

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Mon., Sept 29 @ 9:00 AM CST



3032 Avenue L, Ft. Madison, Iowa

Mon., Sept 29 @ 9:30 AM CST



1730 Avenue H, Ft. Madison, Iowa

Mon., Sept 29 @ 2:00 PM CST



1508 E. Vernon Ave., Normal, IL

Mon., Sept. 29 @ 5:00 PM CST



900 N. Vermillion, Danville, IL

Tues., Sept 30 @ 9:00 AM **EST**



416 SE 4th St., Washington, IN

Tues., Sept. 30 @ 10:00 AM CST



530 S. West St., Olney, IL

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154 Kraft St., Clarksville, TN

Tues., Sept. 30 @ 6:00 PM CST



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