



4216 Main St. Elk Horn, Iowa 51531  
112 W Washington St. Exira, IA 50076

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124 S 4th St. Dedham, IA 51440

List Price- **Reduced to \$98,000**

Taxes- **\$1,747/year**

Year Built- **1977 (remodel 2016)**

Square Feet- **1,800**

Lot Size- **.08 acres/25' x 142'**

School District- **Carroll**

County- **Carroll**

Exterior- **Metal & Stone**

Roof- **Metal**

Garage- **None**

Bedrooms- **None**

Baths- **2 half baths**

Furnace- **Forced Air, tank included**

AC- **Central Air**



Basement- **1,800 square feet/partially finished**

Avg. Utilities- **\$41/mo, electric**

Water- **City**

Sewer- **City**

Appliances- **Permanently attached items included. Bar negotiable.**

This might just be the ticket if you've been dreaming of opening your very own business/retail space in small town Iowa! Extensive remodeling was done in 2016 to the interior and exterior and most recently housed a bar/lounge upstairs and a clothing boutique in the basement. Both levels offer an open concept with plenty of room for storage and options to modify to suit your future endeavors. Upstairs you'll also find 2 half baths and a kitchen area along with a stunning live-edge bar (negotiable). Another cool feature is the overhead glass door that opens to the deck for more entertaining space. Call an agent today to check it out in person. Contact Abby at 712-249-1311 for more details.

*Information is believed accurate, but not guaranteed by real estate company.*

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