

ALLEN

WEBSITE: ALLENREALESTATECO.COM

REAL ESTATE

MONONA 563-539-4136 STRAWBERRY POINT 563-933-4411 GUTTENBERG 563-252-1144

COMPANY, LLC. 241 ARC LANE/BOX 311 MONONA, IA 52159

Property Address: 108 E Niagara Street Garnavillo IA 52049 & 101 S Main Street Garnavillo IA 52049

Legal Description: E. 80 FT LOT 1 BLK 18 & W. 60 FT LOT 8 BLK 18

Owner: Community Savings Bank

Price: \$199,000 Package Deal for Both Properties

4-Bedrooms: 13x13'6, 10'6x13/Upper 14x15'6, 8x13'6 Taxes: House \$1,836/year-Building \$4,928/year

Baths: 6x10'6 Full Main Floor

House Built: 1948

Kitchen: 12x13'6

Stories: 1 3/4 Stories

Dining Room: 12x13'6

House Size: 1,210 SF Main/ 470 SF Upper

Living Room: 13'6x17

Lot Size: 66.77x80/ 0.12 Acres/ 5,341 SF

Laundry: Basement

Heat: Forced Air Furnace, New 2014

Appliances: Negotiable

Air Conditioning: Cental AC, New 2015

Flooring: Carpet, Laminate, Vinyl

Water Heater: Electric

Basement: Full, Unfinished

Roof: Asphalt Shingles, New above Livingroom in 2014

Foundation: Cement Block

Exterior: Aluminum Siding

Garage: 1 Stall, tuck under, 96 SF

Remarks: Great opportunity! For one price, you can own both a move-in-ready 4-bedroom home and a charming commercial building in Garnavillo. Here's what you get:

Residential Property: 4 bedrooms, corner lot. Recent upgrades: electrical (2011), furnace (2014), central AC (2015), new interior including insulation and drywall (2014). Spacious backyard perfect for a garage addition or master suite expansion. Will **NOT** sell the house separately, but will sell the commercial building before the house sells!

Commercial Property: Historic brick building on a corner lot in the heart of Garnavillo. Features a drive-up window, ideal for retail, pharmacy, or café. Large parking lot for customers or clients. Perfect space to create your dream business, from a coffee shop to an office or boutique. Don't miss this dual-property package—an excellent investment opportunity! Call 563-539-4136 today to learn more and start turning your real estate dreams into reality!



The following information, although believed to be accurate, is not guaranteed or warranted by the listing office.