

Parker Realty presents...

302 S River Park Dr Guttenberg, Ia



Listing Price:	\$295,000	Lot Size:	30 x 100
Taxes:	\$ 4978	Building:	6000 sq ft
Business Type:	4 unit rental apartment/ commercial storefront	Utilities:	City Utilities

Listing Agent: Dan Parker – 563-880-0273

Parker Realty
510 Herder Street Guttenberg, Iowa 52052
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273
Licensed in Iowa
www.danparkerrealestate.com

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Corner Lot on River Park Dr with commercial business frontage and 4 separate units apartments rentals.

5 rental income property consisting of:

#1 – Main level business frontage full length front room and private rear office, storage room and ½ bath. Current business office.

#2 - 3 bedroom 2nd level apartment with river view, with wood flooring, large living room, full kitchen, large bath and unit come fully furnished.

#3 & 4 – 1 bedroom studio apartments with Murphy beds and open room design all furnished. Full bath with corner tub showers.

#5 – 3 bedroom rear apartment with garage and separate forced air furnace and A/C. This unit is metered separate and renter pas all utilities.

Units 1 – 4 include all utilities with rent, come furnished and all have washer and dryers in each apartment units.

Building has common area enclosed porch. Full basement for storage.

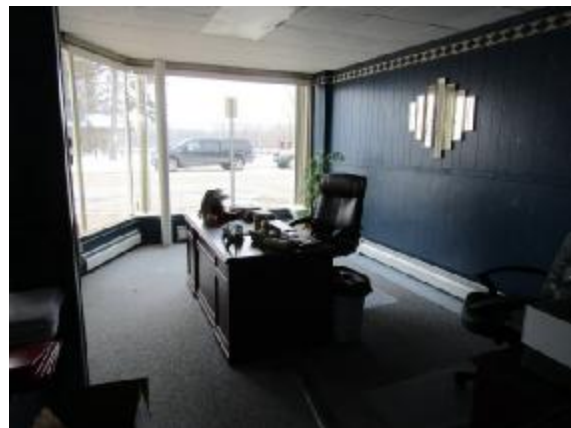


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#1



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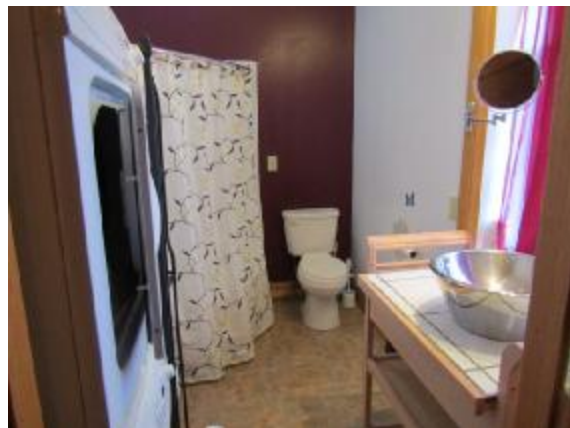
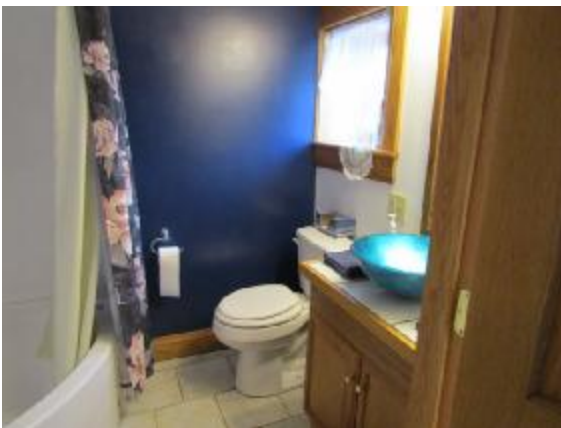
#2



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#3 & 4



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