



**Kurt Brown
Primghar, IA**

Office: 712-757-0011
Cell: 712-261-1100
Fax: 712-729-5676
E-mail: kbrown@tcaexpress.net

215 Main Street
P.O. Box 529
Sanborn, Iowa 51248
Richard Vander Werff, Broker
Jon Hoogers, Broker Associate

**Vander Werff
and
Associates, Inc.**



[\$141,000] New Listing



429 & 431 South Maple St | Paullina | Iowa | 51046

- Approx. Sq ft: 15,833.25 x 2
- Units: (2) 4 unit
- Year Built: 1982
- Appox Lot Size: (2) 69.75' x 227'
- School District: South O'Brien
- Roof Type/Year: Asphalt / 2013 (30 year shingles)
- Siding: Brick veneer / wood
- Heating: Electric baseboard
- Water / Sewer: City
- Taxes: \$1638 & \$1640 per year
- *Parking Lot: Newly paved in 2016. 8 spaces with individual electric outlets*

Take a look at this income producing opportunity. There are two 4-unit single story apartment buildings on spacious lots. Each apartment is individually metered. One building has utility room that houses coin-operated washer & dryer. There are new seamless gutters, and the property was recently painted as well has new floor coverings. Appliances are included. Call Kurt today to take a look!

712-261-1100



The information contained herein was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyers to do an investigation on their own if so desired.