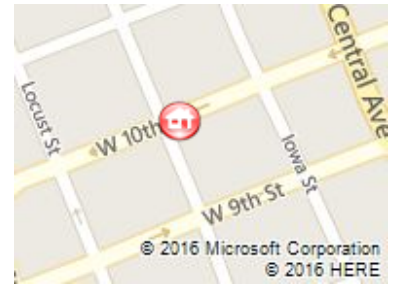


ALL FIELDS DETAIL



(7) MLS # 127033
(9) Class COMMERCIAL/INDUSTRIAL
(11) Type COMMERCIAL
(13) Area DUBUQUE AREA
(14) Asking Price \$550,000
(15) Address 962 Main Street
(16) Address 2 980 Main Street
(17) City Dubuque
(18) State IA
(19) Zip 52001-6709
(20) Status ACTIVE
(21) Sale/Rent For Sale
(67) IDX Include Y



GENERAL

(12) Style		(22) COUNTY	Dubuque
(23) Total # of Bath Areas	4.00	(24) Agent	Bob Felderman - Cell: 563-213-0398
(25) Listing Office 1	Continental Realty Dubuque - Main: 563-557-1465	(26) Commission: BA	2.5
(27) Commission Variable Y/N	Yes	(30) Lot Size	11,526
(31) Year Built	1966	(32) Subdivision/Legal	
(33) Zoning	C4 Downtown Commercial	(34) Parcel ID #	1024464002, -001
(35) DBA	Various tenants	(36) Year Purchased	
(37) Income Rents		(38) Income Sales	
(39) Income Other		(40) Total Income	
(41) Expenses Insurance		(42) Expenses Taxes	
(43) Expenses Utilities		(44) Expenses Other	
(45) Total Expenses		(46) Net Income	
(47) Key	Y	(48) Lock Box	N
(0) Retail SqFt	11,121	(0) Office SqFt	4,000
(0) Warehouse SqFt	6,700	(0) Other SqFt	1,760
(0) Resident SqFt	0	(0) Total Square Feet	24,002
(55) Price per Square Foot		(62) Off Market Date	
(65) Search By Map		(66) Tax ID	
(68) VOW Include	Yes	(69) VOW Address	Yes
(70) VOW Comment	Yes	(71) VOW AVM	Yes
(57) Seller's Full Name	L&B Ventures, LLC	(2) Grade School	
(108) Auction Y/N	No	(0) High School	
(1) Middle School		(56) # Parking Spaces Included	0
(4) Warehouse Ceiling Ht (ft)	8	(3) Overhead Door Ht (ft)	8
(0) Geocode Quality	Exact Match With Bing	(61) Weekly Ad Copy #2	
(500) Picture	23		

FEATURES

COMMERCIAL STYLE One Story	COOLING Central Air	FOUNDATION Block	TERMS Cash
EXTERIOR FINISH Brick Concrete Block Steel Siding Stone	WATER Public	Rock	ELECTRIC SERVICE Other
ROOF Flat Rubber	SEWER Public	EXTRAS Other	GROUND LINE DOORS One
HEATING Forced Air	GAS Natural Gas	FLOORING Wood Concrete Other	RAISED DOCKS None
FUEL TYPE Gas	ELECTRIC Alliant Other	PARKING SURFACE Paved	MONTHLY ADVERTISING Yes
	BASEMENT Full	POSSESSION Agreed	

(58) AGENT ONLY REMARKS

Keys at Continental Realty office 55 Bluff St by Cathedral, 24 hours minimum to show, during business hours to see some spaces. Confidentiality agreement with buyers and broker/agent signing must be submitted prior to any showings for sale or to receive income/expenses statement. Sketches and additional photos available upon request. Owner has facade plan to restore historical nature from Dubuque Main Street. Adjoining rear parking lot has billboard and 38 -40 spaces listed and may be purchased for additional money with these buildings (\$860,000 for total package), but may not be sold separately before the buildings. Two lease spaces available of 1144 or 2040 sq ft at \$9.00 per square foot gross rent, plus share of utilities. Common area restrooms, stairs to rear parking lot, solar power for reduced electric. Owner reserves the right to decline certain uses due to non-compete and past history.

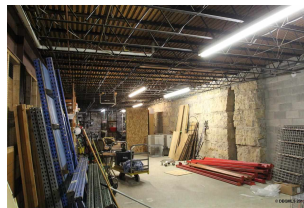
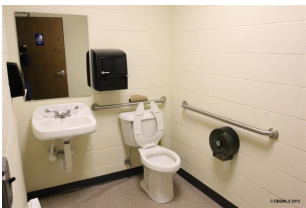
(59) MONTHLY REAL ESTATE GUIDE

Commercial For Lease^ Modern interior, roof solar energy, high traffic. 1140 & 2040 sq ft. for lease. Available for purchase w/980 Main & rear parking lot. Ask Bob for information.

(84) PUBLIC REMARKS

Modern commercial retail or office along historic Main Street. Solar roof units for 962 has significant electrical savings - GO GREEN, plus R40 roof insulated w/5 year warranty remaining (keeps heating and cooling costs down also). Main level has bridal shop, salon, and several offices leased, with large space leased for political use through 15 Nov 16. Lower level of 980 Main is leased for one office user, 962 has an owners office suite, and remainder is caged storage units (warehouse, with year round temps at 62 to 73 degrees). Built in 1960's using steel and concrete construction, floors are steel joists with composite or wood floors. 600-amp main service, and gas lines large enough for restaurant use. The 38-40 space parking lot and billboard land lease is available if sold with buildings, but may not be sold separately before buildings. There is lighted access from building to the parking lot, billboard lease must be renegotiated for new owners. New sidewalks along 10th St and Iowa St. 962 Main St has 6,780 square foot main level with several units, common restrooms and shared entry foyer. 962 has a drive-in basement door and several new steel entry doors. 980 Main has a mezzanine for office and work area. 980 Main is leased to Cheryl Ann Bridals on main level and 3 Willows on lower level. Showings during business hours and must sign confidentiality agreement to view income/expenses (property has some vacant space, but current actual rent supports this price).

ADDITIONAL PICTURES





DISCLAIMER

All information is from sources deemed to be accurate but is not warranted. Buyers and sellers are advised to personally verify all information given on this listing as some may be estimated. Neither brokers nor sellers are responsible for inaccuracies in this information.