

**78 South Street Akron, Iowa 51001**  
***Building and Site Information***

General Site Information:

- Total site area approximately 1.49 acres m/l
- Zoning – Highway Commercial District (See Attachments or contact agent for Zoning Ordinance and Permitted Uses)
- All utilities to the site:
  - Water, Electric, and Sewer through the City of Akron
  - Natural Gas provider is MidAmerican
- Several asphalt and concrete poured pads and parking with gravel covering balance of property
- All access to property through the north side of property along South Street.
- Propane tank on the property is owned and will transfer to the new buyer. Any remaining propane in the tank will also transfer to the new buyer.
- Communications tower on the north side of the building will remain with the property.

Building #1:

- Built in 1952 and total building square footage is 3,489 Sq. Ft. (91 ft. wide by 35 ft. deep Shop Area with additional 16 ft. wide by 19 ft. deep Office Space)
- Brick, concrete block, and steel construction with five (5) individual garage stalls with overhead doors (doorways measure 12 ft. wide by 12 ft. tall with northernmost door measuring 14 ft. wide by 12 ft. tall)
- Newer insulated garage doors with power openers
- Flooring consists of poured concrete with floor drains in each stall
- Radiant heaters and air compressor has been removed from building.
- Generator will remain in building and transfer to the new owner
- Oil / Water Separator located south of building
- Unisex bathroom included with electric and water to the building

Building #2:

- Pole building built in 1996 and measuring 90 ft. wide by 40 ft. deep (3,600 sq. ft.)
- Wood construction with steel roof and siding
- Six (6) Door opening that measure 12 ft. tall by 14 ft. wide – No Electric Openers
- Power to building with concrete floors
- No concrete floor, not insulated

Building #3:

- Hoop building built in 2000 measuring 30 ft. wide by 55 ft. long (1,650 sq. ft.)
- Asphalt floor and wood construction
- Hoop framing and canvas will be removed from the building prior to closing of the sale of the property

Building #4:

- Pole building measuring 28 ft. wide by 28 ft. long
- Built in 1989
- Asphalt floor and asphalt shingle roof
- Wood construction, not insulated
- Power to building

Building #5:

- Garage building measuring 16 ft. wide by 20 ft. long
- Built in 1953
- Steel siding and steel roof
- Dirt floor with wood construction
- Power to building

