

# ABBOTT REALTY

2 - First St NW HAMPTON, IA 50441

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**7 - 1st Ave NE**  
Hampton, IA 50441  
Franklin County  
MLS#53013963

**ASKING PRICE \$63,900**



<b>Building Size</b>	864 sf
<b>Lot Size</b>	.03 Ac. m/l
<b>Year built</b>	1960
<b>Taxes</b>	\$1,184 per yr.
<b>Heat</b>	Gas FA
<b>Central Air</b>	Central Air
<b>School District</b>	Hampton-Dumont

## Main Level

<b>Reception Area</b>	17' x 17'
<b>East Office</b>	10' x 12'
<b>West Office</b>	11' x 17'
<b>Restroom</b>	6' x 5'
<b>Utility Room</b>	5' x 6'

## Lower Level

<b>Conference Room</b>	15' x 16'
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### Utilities:

Water & Sewer - City of Hampton (641) 456-4853  
Electric & Gas - MidAmerican Energy (888) 427-5632

## Realtor Remarks

Commercial space in downtown Hampton! Follow your dreams and open your own office or retail store. Main floor has 2 offices, restroom, and large reception area. Lower level has a conference room with kitchenette.

The above information, although believed to be accurate, is not guaranteed or warranted to be by Abbott Realty or associates.

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Member of the area MLS [www.heartofiowamls.com](http://www.heartofiowamls.com)