

WAYNEHANSEN

REAL ESTATE

4216 Main St. Elk Horn, Iowa 51531
112 W Washington St. Exira, IA 50076

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2109 Broadway Ave. Elk Horn, IA 51531

List Price- **\$350,000 / \$650,000**

Taxes- **\$6,700**

Year Built- **2006**

Square Feet- **7,200**

Lot Size- **.40 acres**

School District- **Exira-EHK**

County- **Shelby**

Exterior- **Aluminum Siding**

Roof- **Metal**

Garage- **-**

Bedrooms- **-**

Baths- **2 1/2**

Furnace- **Forced Air**

AC- **Central Air, 3 Zones**



Water- **City**

Sewer- **City**

Additional- **Open porch, Handicap features, Hardwood flooring, Stone flooring**

Here is a unique opportunity to own a beautiful building and/or business with plenty of parking space. The Log Cabin Quilt Shop is currently in business with a full inventory and was named one of the top 10 quilt shops in the United States by Better Homes and Gardens Magazine. This building has 7,200 square feet of usable space with plenty of storage, as well. There are smaller rooms that are currently being used as bedrooms for quilt retreats but were previously used as office spaces. Other rooms include a kitchen, dining room, men's and women's bathrooms, shower room, large room with beautiful fireplace (propane), and a back room with counters and loading dock area. Please take a look at this beautiful building to see it for yourself. The owners are willing to sell the business and building together for \$650,000 and also train you in the quilting business if interested. Contact Kathi Kilworth at 712-249-5233.

Information is believed accurate, but not guaranteed by real estate company.

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