

Status: **Active**

Contingency: **N**

List Price: **\$169,900**

Sold Price:

OLP: **\$169,900**





Seller Contribution:



Map Page:

Map Coordinate:

Directions **Gingersnap + full lot to north**

Style	Other	TotalUnits	1
Stories		Year Built	1980
Construction Status Desc		Garage Stalls	0.00
Foundation Size		Acres	0.800
Above Grd Total SqFt	6,000	Lot Size Dimensions	132 x 132 132x132
Basement Finished SqFt		Lot Size SqFt	34,848.00
Total Finished SqFt	6000	Fire #	
List Date	8/26/2026	DOM	14
Input Date	8/26/2026 1:22 PM	CDOM	14
Off Market Date		Selling Agent - Agent Name	
ProjClsDt		Co-Selling Agent - Agent Name	
Date Closed		Sales Office ID - Office Name	

TAX INFORMATION

Property ID #	861921258002
Property ID #2	861921258003
Property ID #3	
Tax Year	2025
Gross Taxes	\$4,924
Net Taxes	4,924.00
Assessed Valuation	240,030.00
Tax With Assessments	
Assessment Pending	No
Homestead Desc	None



General Property Information

Legal Desc	BLOCK 5, WOODS ADD, UNION WOODS ADD-BLOCK 5 LOTS 1-2
County	Hardin
Cross Street	
Owner Occupied	
School District Full	540 - BCLUW
School District Phone	
Rental License?	
Complex/Dev/Sub	
Accessible	Fully Wheelchair
Agent Owner	No

Lake/Waterfront Information

Lake Name	Lake Acres	Waterfront Frontage
Lake/Waterfront Name		Lake Depth
Road Between Waterfront And Home?		Elevation Highpoint to Waterfront Feet

Remarks

Agent Remarks All contents inside / Above tanks outside are negotiable! Seller may give a discoun on price if buyer accepts AS IS with contents

Public Remarks Prime commercial opportunity in the heart of Union! This 6,000 sq. ft. commercial building is ideally located on Main Street and situated on approximately .8 acres, with an additional parcel included. The property was previously home to the fully operational Gingersnap Convenience Store, offering buyers the option to continue the existing business or reimagine the space for a supper club, retail concept, or another commercial use. Liquor/Beer license active. 3 phase electric to the pole. 6" concrete floor. With excellent visibility, ample space, and a highly desirable location, this property offers endless possibilities for investors, owner -operators, and entrepreneurs. All tanks are above ground for easier access and removal. Contents inside and outside the property are negotiable & can be removed by seller if needed!

407 Main Street Union IA 50258

Type:

Structure Information

Heating	Forced Air	Exterior	Metal
Fuel	Natural Gas	Power Company	
Water	City Water/Connected		
Sewer	City Sewer/Connected		
Garage Stalls	0.00		
# of Carport Spaces			
Basement	None		

Unit Informaton

Number of Units Like This:

U1 Unit Rooms Total						U1 Unit Exp
U1 Unit Beds						U1 Unit Month Rent
U1 Unit Baths Total	Full:	3/4:	1/2:	1/4:		U1 Unit Annual Rent
U1 Unit Fireplace Num						U1 Unit SqFt
						U1 Unit Parking

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Room			Bedroom 1					
Dining Room			Bedroom 2					
Family Room			Bedroom 3					
Kitchen			Bedroom 4					

Number of Units Like This:

U2 Unit Rooms Total						U2 Unit Exp
U2 Unit Beds						U2 Unit Month Rent
U2 Unit Baths Total	Full:	3/4:	1/2:	1/4:		U2 Unit Annual Rent
U2 Unit Fireplace Num						U2 Unit SqFt
						U2 Unit Parking

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Room			Bedroom 1					
Dining Room			Bedroom 2					
Family Room			Bedroom 3					
Kitchen			Bedroom 4					

Number of Units Like This:

U3 Unit Rooms Total						U3 Unit Exp
U3 Unit Beds						U3 Unit Month Rent
U3 Unit Baths Total	Full:	3/4:	1/2:	1/4:		U3 Unit Annual Rent
U3 Unit Fireplace Num						U3 Unit SqFt
						U3 Unit Parking

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Room			Bedroom 1					
Dining Room			Bedroom 2					
Family Room			Bedroom 3					
Kitchen			Bedroom 4					

407 Main Street Union IA 50258

Type:

Unit Information cont.

Number of Units Like This:

U4 Unit Rooms Total						U4 Unit Exp
U4 Unit Beds						U4 Unit Month Rent
U4 Unit Baths Total	Full:	3/4:	1/2:	1/4:		U4 Unit Annual Rent
U4 Unit Fireplace Num						U4 Unit SqFt
						U4 Unit Parking

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Room			Bedroom 1					
Dining Room			Bedroom 2					
Family Room			Bedroom 3					
Kitchen			Bedroom 4					

Sale Mortgage Information

Financing Terms		Auction YN	No
Seller Contribution		Auctioneer License	
Remarks Financial		Auction Type	
In Foreclosure	No	Agent Owner	No
Lender Owned	No		
Potential Short Sale	No		

Expenses

Expense Electric	0.00	Expense Repair	0.00
Expense Fuel	0.00	Expense Trash	0.00
Expense Insurance	0.00	Expense Water Sewer	0.00
Expense Maintenance	0.00	Expense Caretaker	0.00
Expenses	0.00		
Expense Total Ann	0.00		

Income

Gross Income	0.00	Income Misc Mon
NetIncome		Income Misc Ann

Contact Information

List Agent - Agent Name and Phone Gabrielle Mitchell - 319-243-5443
List Office ID - Office Name and Phone Oakridge Real Estate
Co-list Agent - Agent Name and Phone

Appointment Phone
Showing Instructions Appointment only