



IRON PATH SERVICES

Commercial Pricing

For business, office, and commercial-property clients. Residential rates and terms are in the General Pricing Guide.

Commercial Junk Removal

Large Item pricing shown below is the Commercial rate (flat +25% over Residential). Base truck/trailer tiers are quoted per scope.

Item	Commercial Price
Mattress / Box Spring	\$65
Couch / Loveseat	\$125–\$200
Refrigerator	\$125
Washer / Dryer	\$115
Hot Tub (cut & haul)	\$600–\$1,000
Upright Piano	\$475–\$875
Small Shed Demolition	From \$650
Concrete / Dirt / Roofing	By weight — quoted on-site

Add-On Fees

Add-On	Price
Stairs / Difficult Access	+\$20–\$50 / floor
Dense / Heavy Material Surcharge	+\$80–\$150
Appliance Refrigerant Disposal (legally required)	+\$20–\$60
Commercial Hazmat Coordination	+\$50–\$150
EPA-Compliant Certified Disposal	Included
Long Carry (50ft+ from truck)	+\$20–\$40
Extra Stop (additional pickup location, same job)	+\$40 flat
E-Waste Disposal (TVs, monitors)	+\$15–\$30 / item
Paint / Chemical / Propane Tank Disposal	+\$15–\$40 / item
Locked Gate / Access Coordination	+\$20 flat
Custom Jobs (manpower)	\$40 / hr per person + item pricing

Commercial House Cleaning

Service	Price
Commercial Space	\$0.15–\$0.35 / sq ft — quoted by scope
Lodge / STR Turnover	\$30–\$50 / room — quoted by scope

Service	Price
Office / Retail Recurring Contract	Custom quote
Post-Construction Cleanup	Custom quote / per scope

Firewood — Retail

Product	Price
Campfire Bundle (retail)	\$10
Campfire Bundle — Wholesale (gas stations/stores, 10-unit min)	\$3.75 each
Half Cord / Full Cord (commercial)	\$235 / \$425

Karaoke Hosting

Option	Price
Flat rate (up to 4 hrs)	\$150
Additional time	\$35–\$50 / hr
Holiday / large events	\$200+ (quoted)

Secure Paper Shredding — Commercial

Item	Price
77-Gallon Locked Bin (pick-up)	\$1.50 / lb
On-Site / Witnessed Mobile Shredding	\$1.50/lb + \$30 flat
Large Volume (10+ boxes / 300+ lbs)	10% off
Recurring Business Service (weekly/biweekly/monthly)	Custom quote
Certificate of Destruction — paper / emailed	\$5 / Complimentary

Recurring commercial service of 6+ months qualifies for an additional 15% discount, applied across all commercial lines.

Event ATM — Coming Soon

Not available yet.

Community Give-Back

100% of the selected donation goes to the Methow Valley Fund. Add a donation to any service.

Tier	Amount
Neighbor	\$2
Community Supporter	\$5
Valley Builder	\$10
Community Champion	\$20
Custom Amount	—

General Fees & Taxes

Fee	Amount
Same-Day Priority (only when it's the only slot)	+\$80
After-Hours Service	+15%
Cancellation Under 24 Hours	\$40 flat
No-Show / Lockout	\$60 flat
Travel — Mazama / Winthrop / Twisp	None
Travel — Carlton	+\$30
Travel — Brewster / Pateros	+\$60
Travel — beyond 60 mi from Winthrop	\$2.25 / mile
Fuel Surcharge (tiered by local gas price)	0% / +3% / +5% / +8%
Payment Processing Fee (Venmo, CashApp, credit card invoice)	3%

Not applied to cash, check, or bank transfer/ACH. Never applied to debit cards (per federal law). Itemized as a separate line on every invoice: Subtotal / Payment Processing Fee (3%) / Total.

Invoice Order of Operations

Every invoice is calculated in this order: Subtotal → Discounts applied → Sales Tax → Payment Processing Fee (if applicable) → Total.

Discounts

Discounts can stack, combined discount capped at 30% maximum.

Discount	Amount
New Customer	10%
Multi-Service Bundle (2+ services booked together)	12%
Recurring Commercial Service (6+ months, all commercial lines)	15%
Community Giving Discount (Methow Valley Fund donation)	2–5%

Sales Tax by Location

Location	Combined Rate
Winthrop	8.5%
Twisp	8.7%
Pateros	8.6%
Brewster	8.4%
Okanogan Co. Unincorporated	8.0%
Colville Tribes PTBA	8.4%

Locations not listed above will have the combined rate of the closest listed location applied.