



<b>Type of Property:</b>	Commercial	<b>Total SqFt:</b>	3,600
<b>For Sale/Lease:</b>	Sale or Lease	<b>Foundation Size:</b>	40' x 90'
<b>School District:</b>	Springfield #85	<b>Land Size SqFt:</b>	24000
<b>County:</b>	Brown	<b>Land Size- Acres:</b>	0.55
<b>Year Built:</b>	2003	<b>Waterfront:</b>	No
<b>Owner is Agent:</b>	No	<b>Property Adjoins Public Land:</b>	No
<b># of Overhead Doors:</b>	0	<b>Auction:</b>	No
<b># of Parking Spaces:</b>	22		
<b># of Units:</b>	3		
<b>Basement SqFt:</b>	0		
<b>Upper Floors SqFt:</b>	0		

**Exterior:** Steel  
**Construction:** Stick Built  
**Hobby Farm:** Hobby Farm: No  
**Road Frontage:** US Highway  
**Roof:** Metal  
**Sewer:** City  
**Water:** City  
**Fuel:** Natural Gas  
**Parking Charcterstcs:** Driveway - Concrete

**Air Conditioning:** Central; Wall  
**Heat:** Boiler; Forced Air; In-Floor  
**Amer w/Disabilities:** No Stairs External; No Stairs Internal  
**Amenities:** Front Exposure; High Traffic Location; High Visibility; Highway Access; Restrooms  
**Current Use:** Food Service; Vacant  
**Owners Expense:** Lawn  
**Tenant Expenses:** Electric; Fuel; Janitorial; Maint/Repair; Snow; Trash; Water/Sewer  
**Unit 1:** Unit Number: 16; Level: one; Total Rooms: 4; Total Baths: 2; Half Baths: 2; Unit SqFt: 1,200; Leased; Lease Expiration: 06/01/2024; Monthly Rent: 1,345  
**Unit 2:** Unit Number: 20; Total Rooms: 3; Total Baths: 1; Unit SqFt: 900  
**Unit 3:** Unit Number: 24; Total Baths: 1; Half Baths: 1; Unit SqFt: 1,500

**Terms:** Cash  
**Sale Includes:** Building; Leases

<b>Tax Amount:</b> \$5,492	<b>Tax Year:</b> 2018	<b>Tax Classification:</b> Commercial
<b>Assessments:</b> Yes	<b>Assessment:</b> \$38	<b>Taxes w/Assessments:</b> \$5,530
<b>Planned Unit Development:</b> No	<b>Balance:</b>	
	<b>Parcel Number:</b> 003.050.008.03.030 & 003.240.004.07.070	

**Public Remarks:** This well-maintained, multi-use rental property with a high-traffic location, along heavily traveled US Highway 14, provides excellent exposure opportunities! It presently has 1/3 of the area rented to a food establishment. Other areas have previously been rented out as retail and office space. If you are looking for a building for your existing business or starting your own business, and you could benefit from rental income to help with the purchase of your own building, here it is! The parking lot has ample space to accommodate to customers. Great investment opportunity! The sellers are willing to look at lease possibilities - please contact us for additional information.

**Legal:** Lots 7 & 8, Block 4, Schwarzock's 2nd Addition, Lot 3 and E 1/2 of Lot 2, Block 8 Bagen's 4th Addition, City of Springfield, Brown County, Minnesota 003.240.004.07.070  
**Directions:** Located on north side of US Hwy 14 between N Marshall Ave and N O'Connell Ave

<b>Status:</b> Active	<b>Lender Owned:</b> No
<b>Original List Price:</b> \$225,000	
<b>List/Lease Price:</b> \$225,000	
<b>List Price/SqFt:</b> 62.5	
<b>Days On Market:</b> 5	
<b>% Ownership:</b> 100	

**Listing Office:** Reiner Real Estate

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