



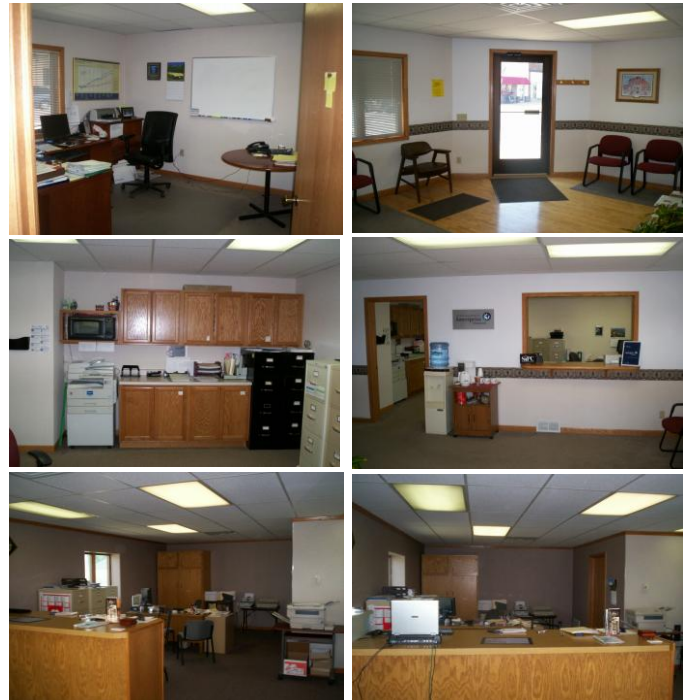
119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	602 2nd Avenue South	<b>East Office</b>		<b>Heating System:</b>	FA NG each
	201 Armstrong Blvd So.	<b>Front Office:</b>	12' x 13'	<b>Air Conditioning:</b>	Central
	St. James, MN 56081	<b>Reception Office:</b>	14' x 30'6"	<b>Electrical Service:</b>	100 Amp CB each
<b>Type:</b>	Commercial/Investment	<b>Bath:</b>	1/2	<b>Water Heater:</b>	40 Gal NG
<b>Owner:</b>	Pete & Joyce Wentzel	<b>Store Room:</b>	11' x 14'	<b>Water Softener:</b>	None
<b>Age of Property:</b>	Renovated in 1999	<b>West Office</b>		<b>Garage:</b>	None
	1900, Addition 1978	<b>Reception Area:</b>	13' x 16'4"	<b>Shared Storage:</b>	10' x 12'
<b>Lot Size:</b>	50' x 75'	<b>North Office:</b>	12'8" x 13'	<b>Roof:</b>	Asphalt
<b>2014 Taxes:</b>	\$1,178 NHS	<b>Secretary Office:</b>	14' x 18'6"	<b>Exterior:</b>	Block / Steel / Brick
<b>Spec. Assess.:</b>	\$35 Recycling	<b>South Office:</b>	13'3" x 14'9"	<b>Interior Trim:</b>	Oak
<b>1st Floor Sq Ft:</b>	33' x 72' = 2,240	<b>Bath:</b>	1/2	<b>Interior Walls:</b>	Block / Sheetrock
<b>Basement:</b>	Partial				

**Features:** This is a very nice commercial building located close to downtown, 1 block from 1st Avenue, across from Pioneer Bank and a municipal parking lot with abundant off street parking just west of the building across the street. This building has been completely remodeled in recent years, including but not limited to re-wiring, furnace, plumbing, sheetrock, carpet, re-decorating, new shingles, steel siding and a partial brick front. This is a great investment opportunity, great building, and great location. Each set of offices have a very nice reception area, two offices, secretaries area, 1/2 baths and ample storage. Center portion is a storage area shared by both tenants. This property is in excellent condition, substantial re-modeling and is a turn-key operation. This is a great investment opportunity, or you could move-in to one office and rent the other area out, getting investment income and lower monthly payments. Terms available to qualified buyers!!

**Legal Description:** N 50' of Lot 6,  
 & W 25' of N 50' of Lot 5, Block 26,  
 Original, City of St. James  
**Parcel:** 20.100.2540  
**Price:** \$64,500



For more information call or stop in at Mayberry Realty  
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