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<b>Address:</b>	806 Weston Avenue North St. James, MN 56081	<b>Sales Room:</b>	60'x70' + 90'x60'	<b>Heating System:</b>	FA / NG
<b>Type:</b>	Commercial Building	<b>Back Room:</b>	60' x 40'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Tim Nelson	<b>Office:</b>	12' x 14'	<b>Electrical Service:</b>	200 Amp CB
<b>Approx. Age:</b>	30+/- Years	<b>Store Room:</b>	11' x 20'	<b>Water Heater:</b>	Yes
<b>Lot Size:</b>	34,300 sq ft	<b>Baths:</b>	2 - 1/2 Baths	<b>Roof:</b>	Steel
<b>2017 Taxes:</b>	\$6,200 NHS			<b>Exterior:</b>	Steel
<b>Spec. Assess.:</b>	\$35 Recycling				
<b>1st Floor Sq Ft:</b>	12,000				

**Features:** Very large commercial building with large front show room, large back room, office, and store room. The 60' x 70' room have 12' ceilings and the 90' x 60' room have 14' ceilings. There is plenty of off street parking with a nice cement parking lot. Building is in a great location near downtown St. James. Could be used for numerous different types of Businesses.

**Legal Description:** Parts of Block 50, 51, & Part of Vacated Alley & St. & 50' x 380' N of RR, Less N 100' of E 80' of Block 50, First Addition.

**Parcel:** 20.276.0090

**Price:** \$209,900



For more information call or stop in at Mayberry Realty  
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Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.