



119 South 7th Street, St. James, MN 56081
 Phone: 507-375-3171 • Fax: 507-375-5400
 Website: www.mayberryrealty.net
 Email: mayberry@mayberryrealty.net



Address:	424 Armstrong Blvd N St. James, MN 56081	Sales Room:	16' x 25'3" 16' x 19'	Heating System:	FA NG
Type:	Commercial Bldg	Shop:	32' x 34'	Air Conditioning:	Central
Owner:	Clipperton		17'6" x 30'	Electrical Service:	200 Amp CB
Age of Building:	70 +/-	Office:	12' x 12'	Water Heater:	40 Gal Electric
Lot Size:	73' x 140'	Utility Rooms:	13' x 22'	Water Softener:	None
2017 Taxes:	\$2,286 HS / NHS		12' x 12'	Roof:	Steel
Spec. Assess.:	\$69 Recycling	Baths:	1 & 1/2	Exterior:	Block
1st Floor Sq Ft:	4,600	Shower:	1	Interior Trim:	Painted
2nd Floor Sq Ft:	See 2nd page			Wells:	None
Basement:	None				

Features: This is a well taken care of commercial building located on a main street of St. James. Presently used as auto repair, but it has a lot of space, 2 big shops, very nice office or show room / sales room, along with a room that could be used for an office and another large room presently being used as a lounge area with adjacent full bath and a kitchen. This shop has had many updates on the furnace, wiring, steel roof, off-street parking out front, this building could be adapted to many uses.

Presently operated as an auto-service center and repair. Owner is willing to sell tools, equipment and parts inventory.

Legal Description: N 23' of Lot 11, Lot 12,
 Block 66, First Addition
Parcel: 20.276.1260
Price: \$89,500



For more information call or stop in at Mayberry Realty
 Tom Mayberry Cell Phone (507) 317-0788
 Gary Sturm Cell Phone (507) 327-6246
 Kelly Brown Cell Phone (507) 317-5590

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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.

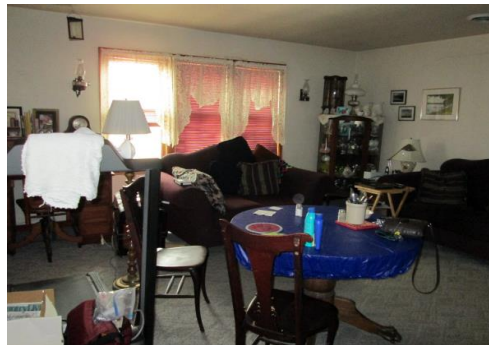


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Address:	424 Armstrong Blvd N St. James, MN 56081	Living Room:	16'7" x 16'8"	Heating System:	Electric Heat Pump
Type:	2nd Floor Apartment	Kitchen:	9'9" x 13'	Air Conditioning:	Central
2nd Floor Sq Ft:	1,400 approx.	Cabinets:	Painted	Electrical Service:	100 Amp CB
Basement:	None	Bedroom:	11' x 15'	Water Heater:	40 Gal NG
		Bedroom:	11' x 15'	Water Softener:	None
		Bedroom:	7' x 11'8"	Interior Trim:	Fir / Painted
		Baths:	1	Interior Walls:	Sheetrock
		Shower:	1	Wells:	None Known

Features: This is a very attractive 2nd floor apartment with a large living room, kitchen, could have 3 bedrooms and has a bath and a half. This unit has a utility room with a very nice washer & dryer. Very updated bathroom with heated floor. Has had windows, heating and other upgrades completed.



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