



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 • Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
 Email: [mayberry@mayberryrealty.net](mailto:mayberry@mayberryrealty.net)



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

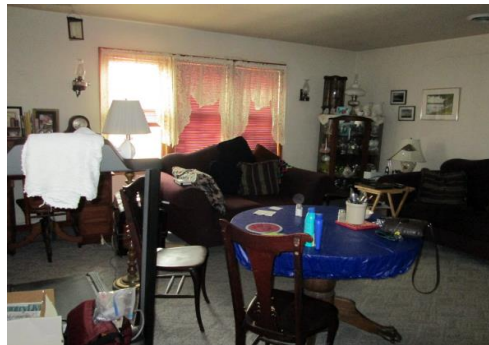


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|                         |   |                     |               |                            |                    |
|-------------------------|---|---------------------|---------------|----------------------------|--------------------|
| <b>Address: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