

Commercial Property

217 W 1st Street North, Truman, Minnesota

For Sale

- 50' x 80' Shop
- 42' x 60' Shop
- 13' x 50' Parts Room with Mezzanine
- 45' x 50' Main Office Show Room, 3 Offices, Bath & Conference Room
- 2 Storage Buildings
27' x 108'
28' x 82'

Sale Price: \$345,000

CONTACT INFORMATION:

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507-317-0788 Cell

Mayberry Realty
119 South Seventh Street
St. James, MN 56081
507-375-3171 Phone
507-375-5400 Fax



PARCELS: 41.100.0500; 41.100.0530;
41.040.0400; 41.040.0500

LOT SIZE: 5.3 Acres +/-

This property has many amenities, has very good care, large commercial building that was used for concrete construction, very good truck shop or other uses, & large office area. See attached sheet for additional information.



Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.



119 South 7th Street, St. James, MN 56081
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Address:	217 W 1st Avenue North Truman, MN 56088	Lobby:	36' x 48'	Heating System:	Radiant NG
Type:	Commercial Building	Office:	10' x 15'	Air Conditioning:	Central
Owner:	Cemstone	Office:	11' x 15'	Electrical Service:	400 Amps 3 Phase
Approx. Age:		Board Room:	14' x 16'	Roof:	Steel
Lot Size:	5.3 +/- Acres	Parts Room:	13' x 50'	Exterior:	Steel
2017 Taxes:	\$4,982 NHS	Shop:	50' x 80'	Interior Trim:	Oak
Spec. Assess.:	\$69 Recycling	Shop:	42' x 60'	Interior Walls:	Sheetrock
1st Floor Sq Ft:	10,068	Baths:	2		

Features: Large commercial property on the edge of Truman with easy access, large parking lot, 3 large 14' overhead door 50' x 80' truck shop or many other uses. Adjacent 42' x 60' shop has two overhead doors with a lot of room. Next to this, there an 13' x 50' parts room with a mezzanine above for extra storage, and additional 27' x 108' & 28' x 82' storage buildings. In the front, there is a 45' x 50' area with a large reception/office/lobby area, 3 offices, board room that could be used for retail or many other uses. This property has had good maintenance, and would be adaptable for many types of uses to include a trucking company, or construction company.

Legal Description: 5.3 +/- Acres;
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 41.040.0400; 41.040.0500
Price: \$345,000



For more information call or stop in at Mayberry Realty
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Visit our Web page at www.mayberryrealty.net
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