



119 South 7th Street, St. James, MN 56081
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Address:	806 1st Avenue South St. James, MN 56081	Front Reception:	5'5" x 12'	Heating System:	FA - NG
Type:	Commercial	Preschool Area:	12'5" x 23'10"	Air Conditioning:	Central
Owner:	Malmgren	Daycare Area:	17'5" x 19'10"	Water Heater:	20 Gal Electric
Approx. Age:	57 +/- Addition 37 +/-	Kitchen:	6' x 14'7"	Roof:	Steel
Lot Size:	100' x 125'	Preschool Room:	18'2" x 27'4"	Exterior:	Steel / Masonry
2017 Taxes:	\$2,474 NHS	Toddler Room:	24'5" x 26'5"	Interior Trim:	Oak
Spec. Assess.:	\$35 Recycling	Crib Room:	10'3" x 14'6"	Interior Walls:	Sheetrock
1st Floor Sq Ft:	50' x 71' = 3,080	Infant Room:	15' x 23'3" + 9' x 11'	Interior Floor:	Tile / Carpet
		Baths:	3 - 1/2 baths		

Features: This is a very nice commercial building located close to downtown with large hard surface off-street parking. The building is currently being used as a preschool & daycare center. This is an excellent building with many updates and could have many different uses. There is nice reception area, daycare/preschool area, several finished rooms, two kitchen areas, and 3 half bathrooms. There was a new steel roof installed in 2016. The building is heated by a newer forced air, natural gas furnace and has central air conditioning. This is a great building in a great location.

Legal Description: Lots 6, 7, 8, & 9,
 Block 19, Original Townsite, City of St. James
Parcel: 20.100.1900
Price: \$99,000



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