



119 South 7th Street, St. James, MN 56081
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Address:	415 1st Avenue South St. James, MN 56081	Retail Area:	75' x 105' est.	Heating System:	FA NG - 2 furnaces
Type:	Commercial Building	Craft Area:	26' x 34'	Air Conditioning:	Central - 2 roof units
Owner:	Gary Sturm	Office:	6' x 11'	Electrical Service:	200 Amp CB
Age of Building:	100 +/-	Store Room:	24' x 36'	Water Heater:	15 Gallon
Lot Size:	75' x 150'	1/2 Baths:	2	Water Softener:	None
2017 Taxes:	1,996 NHS			Roof:	Concrete - Asphalt
Spec. Assess.:	\$35 Recycling			Exterior:	Concrete Block
1st Floor Sq. Ft.:	9,675 +/-			Interior Walls:	Block - Paneling
Basement:	75' x 30' = 2,250 +/-				

Features: This is a very nice retail building with 9,675 square feet of usable area, featuring double door front entry for energy efficiency, with 7,500 square feet being retail area, with an additional 26' x 34' craft area, store room to the back of the building and an office. There is a partial basement with 10' x 16' finished area, 2 newly remodeled 1/2 baths and storage area with lots of steel shelving to stay with the building. Back door for second entrance, and off-street parking, across the entire back of the building. Immediate availability and will also consider rent with option to buy.

Agent Owned

Legal Description: Part of Lots 3 & 4,
Block 7, Original Plat, City of St. James

Parcel: 20.100.0600

Price: \$59,900



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.