



119 South 7th Street, St. James, MN 56081  
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|                         |  |                    |                   |                            |            |
|-------------------------|--|--------------------|-------------------|----------------------------|------------|
| <b>Address:</b>         | 806 Weston Avenue North<br>St. James, MN 56081 | <b>Sales Room:</b> | 60'x70' + 90'x60' | <b>Heating System:</b>     | FA / NG    |
| <b>Type:</b>            | Commercial Building                            | <b>Back Room:</b>  | 60' x 40'         | <b>Air Conditioning:</b>   | Central    |
| <b>Owner:</b>           | Tim Nelson                                     | <b>Office:</b>     | 12' x 14'         | <b>Electrical Service:</b> | 200 Amp CB |
| <b>Approx. Age:</b>     | 30+/- Years                                    | <b>Store Room:</b> | 11' x 20'         | <b>Water Heater:</b>       | Yes        |
| <b>Lot Size:</b>        | 34,300 sq ft                                   | <b>Baths:</b>      | 2 - 1/2 Baths     | <b>Roof:</b>               | Steel      |
| <b>2017 Taxes:</b>      | \$6,200 NHS                                    |                    |                   | <b>Exterior:</b>           | Steel      |
| <b>Spec. Assess.:</b>   | \$35 Recycling                                 |                    |                   |                            |            |
| <b>1st Floor Sq Ft:</b> | 12,000   |                    |                   |                            |            |

**Features:** Very large commercial building with large front show room, large back room, office, and store room. The 60' x 70' room have 12' ceilings and the 90' x 60' room have 14' ceilings. There is plenty of off street parking with a nice cement parking lot. Building is in a great location near downtown St. James. Could be used for numerous different types of Businesses.

**Legal Description:** Parts of Block 50, 51, & Part of Vacated Alley & St. & 50' x 380' N of RR, Less N 100' of E 80' of Block 50, First Addition.

**Parcel:** 20.276.0090

**Price:** \$219,900



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.