



119 South 7th Street, St. James, MN 56081
 Phone: 507-375-3171 ▪ Fax: 507-375-5400
 Website: www.mayberryrealty.net
 Email: mayberry@mayberryrealty.net



Address:	1303 7th Ave. South St. James, MN 56081	Sales Room:	27' x 38'	Heating System:	F/A
Type:	Commercial - Retail	Office:	8'5" x 15'	Air Conditioning:	
Owner:	Jason & Julie Kaehler	Store Room:	11' x 12' & 14'3" x 25'2"	Electrical Service:	100 amp CB
Age of Home:	65 +/- years	Attached Storage		Water Heater:	20 gal Elec
Lot Size:	est. 63' x 125'	Building:	30' x 32'	Water Softener:	none
2018 Taxes:	\$856 NHS	3/4 Bath:	1	Roof:	Steel
Spec. Assess.:	\$35 Recycling	Shower:	1	Exterior:	Vinyl
1st Floor Sq Ft:	1,344			Interior Trim:	Painted
Basement:	None			Interior Walls:	Block - Sheetrock
				Wells:	

Features: This is a one story building, presently rented to Culligan that has a large sales room, office, furnace room, 3/4 bath, with two large overhead doors, along with a well done store room about 14' x 25' attached to the back of the main building, and adequate parking in front. There is an additional storage building 30' x 32' that is in good condition with a cement floor. This property is located on one of the main entrances of St. James, off of Highway 60.

Legal Description: E 63' of W 158.75' in Lot 16, Bertholet Subd/Govt, Lot 12-13

Parcel: 20.179.0460



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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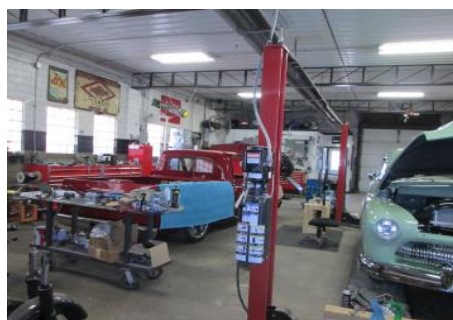
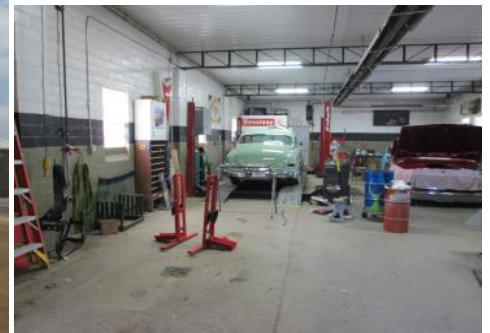


Address:	1305 7th Ave South St. James, MN 56081	Shop or Service Area:	30' x 64'	Heating System:	F/A & Radiant Gas Heat
Type:	Commercial	Office:	10'8" x 10'9"	Air Conditioning:	Central Air
Owner:	Jason & Julie Kaehler	Store Room:	21' x 24'	Electrical Service:	200 Amp 3 Phase
Age of Home:	80 +/- years		8' x 20'	Water Heater:	None
Lot Size:	est 86' x 125'	Storage Bldg:	26' x 40'	Water Softener:	None
2018 Taxes:	\$1,134 NHS	1/2 Bath:	1	Roof:	Steel
Spec. Assess.:	\$35 Recycling	Wells:	Yes	Exterior:	Masonry
1st Floor Sq Ft:	2,360			Interior Walls:	Steel - Masonry
Basement:	None				

Features: Extremely well maintained, large shop that could be used for many purposes, manufacturing to retail. Has an office large overhead door, storage or sales room, has ample parking around the building, and has a large 26' x 40' storage building in the back that is in good condition. This shop has a furnace, radiant gas heater, 3 phase electrical service, has been well maintained and has a steel roof on most of the buildings.

Legal Description: E 86' of W 244.25' in Lot 12, Bertholet Subd/Govt, Lot 12 - 13
Parcel: 20.179.0470

Price: \$165,000



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