



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

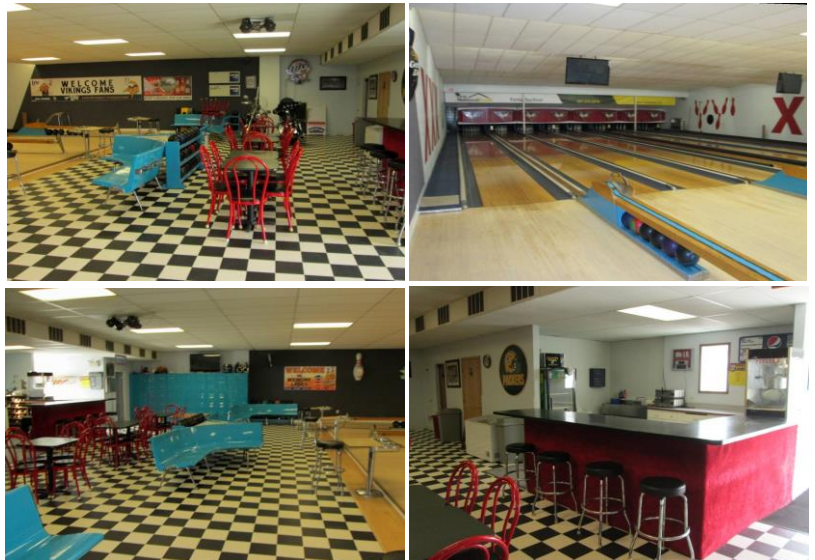


Address:	113 7th Street South St. James, MN 56081	Locker Area:	20' x 20'	Heating System:	3 FA NG Furnaces
Type:	8 Lane Bowling Alley	Counter Area:	10' x 20'	Air Conditioning:	2- 5 Ton Units
Name:	Bob & Loretta Mortwedt	Store Room:	10' x 14'	Electrical Service:	200 Amp CB
Age:	90 - 60 completely redone	Mechanical Area for Sellers & Work Area:	16' x 50'	Water Heater:	30 Gal Gas
Lot Size:	50' x 122'	Baths:	2 - Men & Women	Water Softener:	None
2018 Taxes:	1,886 NHS			Roof:	Steel-Hurricane Vents
Spec. Assess.:	\$35 Recycling			Exterior:	Painted Block & Brick Front
1st Floor Sq Ft:	50' x 122' = 6100			Interior Walls:	Wall Board, Carpet & Panel
Basement:	22' x 50' Partial				

Features: This is an 8 lane bowling alley with lots of potential for many more leagues. Completely remodeled through the Small Cities Program in 1998 with two new furnaces, central air, CB electrical, and completely redecorated inside as well as replacement of the majority of the roof to steel. There is a very nice counter area for reception area by the entry, there is separate locker area with 60 lockers, two 1/2 baths, one handicap accessible. The pin setters are AMF 8230 machines with a 6525 chassis. Also features newer cosmic bowling lights and one cooler. This would be a great opportunity to have your own business with an unlimited amount of upside potential with future leagues. Priced for an immediate sale. Please see attachment for building improvements and more information.

Legal Description: N 50' of Lots 13-14 & W 22' of N 50' of Lot 15, Block 18, Original Plat, City of St. James
Parcel: 20.100.1780

Price: \$99,500



For more information call or stop in at Mayberry Realty
 Tom Mayberry Home Cell (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.

Extensive remodeling in 2010:

- New floors and ceiling tiles
- Lockers and bench seats painted
- Chassis upgraded to circuit boards
- Ice machine, popcorn machine, pizza warmer
- Handicap bathroom
- 3 compartment NSF sink
- Corner mop sink

Since 2010:

- Backroom furnace added in 2018
- Steel roof with hurricane vents
- Replaced disco lights
- Exterior of building painted
- New back door
- Front window added
- Resurfaced approaches and lanes
- 6 lanes of vinyl gutters
- New hot water heater in 2018
- Three 50" televisions

* Large inventory of replacement parts (currently kept at another location)

