



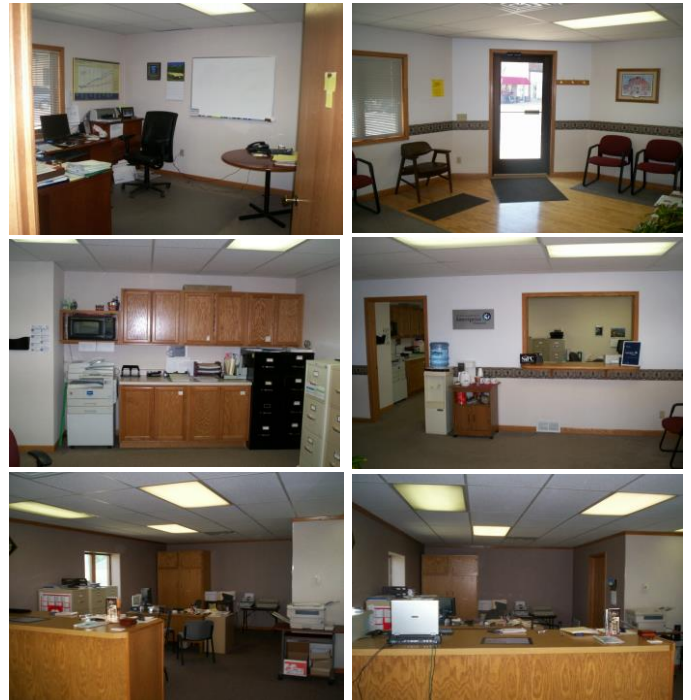
119 South 7th Street, St. James, MN 56081
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Address:	602 2nd Avenue South	East Office		Heating System:	FA NG each
	201 Armstrong Blvd So.	Front Office:	12' x 13'	Air Conditioning:	Central
	St. James, MN 56081	Reception Office:	14' x 30'6"	Electrical Service:	100 Amp CB each
Type:	Commercial/Investment	Bath:	1/2	Water Heater:	40 Gal NG
Owner:	Pete & Heather Wentzel	Store Room:	11' x 14'	Water Softener:	None
Age of Property:	Renovated in 1999	West Office		Garage:	None
	1900, Addition 1978	Reception Area:	13' x 16'4"	Shared Storage:	10' x 12'
Lot Size:	50' x 75'	North Office:	12'8" x 13'	Roof:	Asphalt
2018 Taxes:	\$1,102 NHS	Secretary Office:	14' x 18'6"	Exterior:	Block / Steel / Brick
Spec. Assess.:	\$35 Recycling	South Office:	13'3" x 14'9"	Interior Trim:	Oak
1st Floor Sq Ft:	33' x 72' = 2,240	Bath:	1/2	Interior Walls:	Block / Sheetrock
Basement:	Partial				

Features: This is a very nice commercial building located close to downtown, 1 block from 1st Avenue, across from Pioneer Bank and a municipal parking lot with abundant off street parking just west of the building across the street. This building has been completely remodeled in recent years, including but not limited to re-wiring, furnace, plumbing, sheetrock, carpet, re-decorating, new shingles, steel siding and a partial brick front. This is a great investment opportunity, great building, and great location. Each set of offices have a very nice reception area, two offices, secretaries area, 1/2 baths and ample storage. Center portion is a storage area shared by both tenants. This property is in excellent condition, substantial re-modeling and is a turn-key operation. This is a great investment opportunity, or you could move-in to one office and rent the other area out, getting investment income and lower monthly payments. Terms available to qualified buyers!!

Legal Description: N 50' of Lot 6,
 & W 25' of N 50' of Lot 5, Block 26,
 Original, City of St. James
Parcel: 20.100.2540
Price: \$58,500



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.