



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
 Email: [mayberry@mayberryrealty.net](mailto:mayberry@mayberryrealty.net)



<b>Address:</b>	706 5th Avenue North St. James, MN 56081	<b>Main Room:</b>	30' x 33'	<b>Heating System:</b>	F/A NG & Space Radiation
<b>Type:</b>	Commerical Bldg/Office	<b>Shop:</b>	16' x 36'	<b>Electrical Service:</b>	100 Amp CB
<b>Owner:</b>	Jerry Mattison	<b>Shop:</b>	16' x 36'	<b>Water Heater:</b>	50 Gal Electric
<b>Approx. Age:</b>	30 +/- Years	<b>Office:</b>	15' x 22'	<b>Electric Opener:</b>	2 Doors
<b>Lot Size:</b>	50' x 140' less 20' x 20'	<b>Store Room:</b>	30' x 48'	<b>Roof:</b>	Steel
<b>2023 Taxes:</b>	\$2,252 NHS	<b>Baths:</b>	1/2	<b>Exterior:</b>	Steel panels & Stucco
<b>Spec. Assess.:</b>	\$35 Recycling			<b>Interior Walls:</b>	Steel Panels
<b>1st Floor Sq Ft:</b>	4,032				

**Features:** Very attractive one-story building is located close to the North side business district of St. James. Featuring an office, large 30' x 33' shop with 12-foot ceilings, and 2 overhead, two smaller shops that are 16' x 36' with 9-foot ceilings, and a large storeroom with 12-foot ceilings. Steel roof, steel siding, most interior walls are steel, and the office is sheetrock. There is a natural gas forced air furnace, water heater, radiant heat in the main shop, and central a/c in the office and shop, 1/2 bath. This building is very flexible and adaptable to a number of things and is in very good condition.

**Legal Description:** Lot 1, Block 66 exc.  
 20' x 20' NE corner, First Addition, City of St. James  
**Parcel:** 20.276.1250  
**Price:** \$199,500



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.