Mayberry Realty

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REALTOR®

Address:	604 1st Avenue South	**Front Office/Display Area:**		**Heating System:**	F/A NG 1st Floor
	St. James, MN 56081	20'1"x 26'7"		**Air Conditioning:**	
Type:	Commercial / Apts	**Office:**		**Electrical Service:**	
Owner:	Hyung Goo Kim	24' x 34'		**Water Heater:**	40 Gal NG
Age of Home:	130 +/- Years	**Office:**		**Back Storeroom:**	5' x 8'6"
Lot Size:	25' x 140' Estimated	12'7" x 13'9"		**Upper Level:**	2 - 2 Bdrm Apts
2023 Taxes:	$1,192 NHS	**Office:**		**Roof:**	
Spec. Assess.:	$35 Recycling	10'9" x 12'7"		**Exterior:**	
1st Floor Sq Ft:	25' x 104' +/-	**Office:**		**Interior Trim:**	
2nd Floor Sq Ft:	25' x 104' +/-	10'8" x 12'4"		**Interior Walls:**	
Basement:	2,600 +/- sq ft	6'6" x 12'3"		**Wells:**	
		Baths:			
		2 Half Baths			

Features: Former Plaindealer Newspaper Building for sale on Main Street of St. James in downtown retail area. Approximately 2,600 square feet plus a 2nd story that has two 2-bedroom apartments that have been vacant for many years that need extensive remodeling to be habitable, with a front and back entrance and have potential for an extra income investment. First floor consists of 3 main offices, separate display area, setup area, and 2 half baths. EE F/A NG furnace for first floor as well as a full basement with lots of storage. This building is being sold AS IS, with no warranties being made by the seller. Property is vacant and available for immediate possession, would be a great investment opportunity!

Legal Description: Lot 10, Block 17, Original, City of St. James
Parcel: 20.100.1570
Price: $79,500

For more information call or stop in at Mayberry Realty
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Visit our Website at **www.mayberryrealty.net**