



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	419 1st Avenue South St. James, MN 56081	<b>Front Comm. Area:</b>	22' x 94'	<b>Heating System:</b>	FA Electric
<b>Type:</b>	Commercial Building	<b>Store Room:</b>	22' x 10'	<b>Air Conditioning:</b>	2 units - Central
<b>Owner:</b>		<b>Bath:</b>	1/2 - Shared	<b>Electrical Service:</b>	200 Amp CB Sub panel for Back Office
<b>Age of Home:</b>	20 +/- Years	<b>Tux Office:</b>	12' x 12'6"	<b>Water Heater:</b>	50 Gal Electric
<b>Lot Size:</b>	25'6" x 150'	<b>2 Dressing Rooms:</b>	8' x 8'	<b>Water Softener:</b>	Yes, Owned
<b>2024 Taxes:</b>	\$1,282 NHS	<b>Utility Room:</b>	10' x 11'	<b>Roof:</b>	Metal
<b>Spec. Assess.:</b>	\$69 Recycling	<b>Back Area:</b>	22' x 37'	<b>Exterior:</b>	Common Walls
<b>1st Floor Sq Ft:</b>	3,127'	<b>Back Entry:</b>	6' x 6'	<b>Interior Trim:</b>	Oak
<b>Basement:</b>	Slab on Grade	<b>Back Office:</b>	22' x 37'	<b>Interior Walls:</b>	Sheetrock
		<b>Reception Area:</b>	10' x 13'		
		<b>Supply Room:</b>	6' x 7'		
		<b>Patient Room:</b>	10'6" x 11'		
		<b>Patient Room:</b>	8' x 12'		

**Features:** This is a one-story building currently used as a beauty salon, located in a good retail area on the main street in St. James. Building has an availability of two rental areas with the rent area excellent for retail/business/offices. The back area is currently leased for chiropractic office. Both areas are metered separately with tenants paying own utilities. Great building, great location and competitively priced.

**Legal Description:** E 25'1" of Lot 2, Block 7,  
Original Plat - City of St. James

**Parcel:** 20.100.0590  
**Price:** \$83,900



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.