



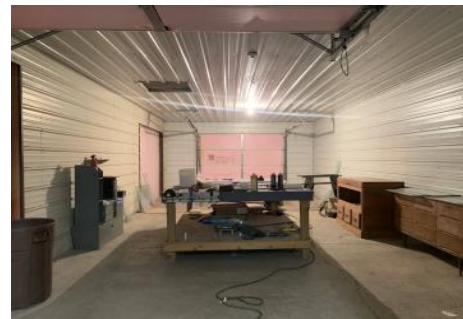
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Address:	706 5th Avenue North St. James, MN 56081	Main Room:	30' x 33'	Heating System:	F/A NG & Space Radiation
Type:	Commerical Bldg/Office	Shop:	16' x 36'	Electrical Service:	100 Amp CB
Owner:	Joel & Carrie Collins	Shop:	16' x 36'	Water Heater:	50 Gal Electric
Approx. Age:	36 +/- Years	Office:	15' x 22'	Electric Opener:	2 Doors
Lot Size:	50' x 140' less 20' x 20'	Store Room:	30' x 48'	Roof:	Steel
2025 Taxes:	\$1,850 NHS	Baths:	1/2	Exterior:	Steel panels & Stucco
Spec. Assess.:	\$38 Recycling			Interior Walls:	Steel Panels
1st Floor Sq Ft:	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, ½ 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: \$235,000



For more information call or stop in at Mayberry Realty
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Visit our Website at www.mayberryrealty.net
Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.