



119 South 7th Street, St. James, MN 56081
Phone: 507-375-3171 • Fax: 507-375-5400
Website: www.mayberryrealty.net
Email: mayberry@mayberryrealty.net



Address:	147 5th Street North Butterfield, MN 56120	Living Room:	13' x 18'	Heating System:	HW Boiler
Type:	Two Story / Three-Plex	Dining Room:	11'3' x 15'6"	Air Conditioning:	None
Owner:	Cesar Ambrocio	Kitchen:	11' x 12'	Electrical Service:	60 Amp Fused
Age of Home:	73 +/- Years	Cabinets:	Wood	Water Heater:	50 Gal Electric
Lot Size:	150' x 306'	Bedroom:	12' x 13'1"	Water Softener:	None
2025 Taxes:	\$3,730 NHS	Bedroom:	12' x 12'2"	Garage:	24' x 36'
Spec. Assess.:	\$75	Bedroom:	9'3" x 12'	Roof:	Asphalt
1st Floor Sq Ft:	1,376 +/-	Baths:	1	Exterior:	Brick & Masonite
2nd Floor Sq Ft:		Shower:	1	Interior Trim:	
Basement:				Interior Walls:	Plaster
				Wells:	None Known

Middle Apartment

Living Room:	12' x 20'	Bedroom:	10'1" x 13'4"
Dining Room:	12'1" x 12'5"	Water Heater:	50 Gal Electric
Kitchen:	11' x 12'6"	Baths:	1
Bedroom:	10' x 13'	Electrical Service:	60 Amp Fused
Bedroom:	10'3" x 13'4"		

Features: This is a very nice property located on the east edge of Butterfield across from the school. Currently being used as a duplex but could be a triplex. First floor consisting of very nice sized rooms, three bedrooms with full bath and upper level also has three bedrooms and full bath, separate access to each apartment. Main floor has access to the basement which is unfinished. There is a newer 24' x 36' garage that has electricity, concrete driveway from road to the garage. One boiler with utilities being shared by both apartments. Property is located on a large and spacious 150' x 306' lot. Great investment property that must be seen to be appreciated!

Legal Description: N 1/2, Block 35, Armstrong Addition, City of Butterfield

Parcel: 13.151.4450

Price: \$169,000



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

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.