



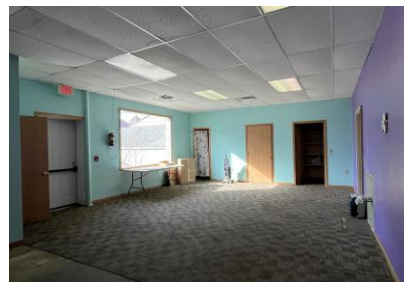
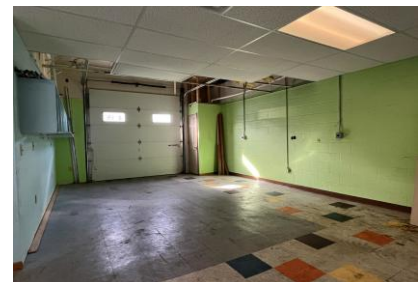
119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	806 1st Avenue South St. James, MN 56081	<b>Front Entry/Reception:</b>	5'5" x 12'	<b>Heating System:</b>	FA - NG
<b>Type:</b>	Commercial	<b>Display Area:</b>	12'5" x 23'10"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Baba Looey MN LLC	<b>Work Area:</b>	17'5" x 19'10"	<b>Electrical:</b>	100 & 200 Amp CB
<b>Approx. Age:</b>	66 +/- Addition 46 +/-	<b>Kitchen:</b>	6' x 14'7"	<b>Water Heater:</b>	40 Gal Electric
<b>Lot Size:</b>	100' x 125'	<b>Work Area:</b>	18'2" x 27'4"	<b>Water Softener:</b>	Yes, Owned
<b>2026 Taxes:</b>	\$2,404 NHS	<b>Work Area:</b>	24'5" x 26'5"	<b>Roof:</b>	Steel
<b>Spec. Assess.:</b>	\$38 Recycling	<b>Work Area:</b>	10'3" x 14'6"	<b>Exterior:</b>	Steel / Masonry
<b>1st Floor Sq Ft:</b>	50' x 71' = 3,080	<b>Work Area:</b>	15' x 23'3" + 9' x 11'	<b>Interior Trim:</b>	Oak
		<b>Baths:</b>	3 - 1/2 baths	<b>Interior Walls:</b>	Sheetrock
				<b>Interior Floor:</b>	Tile / Carpet

**Features:** Commercial building located close to downtown with large hard surfaced off-street parking. The building is currently vacant, previously used as a daycare center & machine shop. Building has had many updates and could have many different uses. There was a steel roof installed in 2016. The building is heated by forced air, natural gas furnace, and central a/c. This is a great building in a great location!

**Legal Description:** Lots 6, 7, 8, & 9,  
 Block 19, Original Townsite, City of St. James  
**Parcel:** 20.100.1900  
**Price:** \$109,000



For more information call or stop in at Mayberry Realty  
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Visit our webpage at [www.mayberryrealty.net](http://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.