



INVESTMENT PROPERTY



LOCATION:

9535 & 9541 Madison St.
Garrison, MN

SIZE: 3,300 Sq Ft

LAND AREA: 60 X 141.5

PRICE: \$309,500

TERMS: Negotiable

TYPE OF BUILDING: Recently remodeled - Block building with newer rubber roof

FEATURES: Main street with good visibility from Hwy 169. Also overlooks the lake.

CEILING HEIGHT: 8' – 9.5'

AIR CONDITIONING: Central

PARKING: Ample blacktop parking

UTILITIES: Private mound sewer system

REAL ESTATE TAXES: \$2,784 (2007)

ANNUAL INCOME: \$25,200

REMARKS: This investment opportunity has three separate areas – two office areas (2530 sq ft) and a one bedroom apartment (770 sq ft). Located just off Hwy 169, this is a great location in a popular strip mall. Excellent visibility and easy access. Could be owner occupied.

**CALL GARY TODAY FOR A PERSONAL SHOWING
(320) 491-8630**

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