



## INVESTMENT PROPERTY



**LOCATION:**

9523 Madison St.  
Downtown Garrison MN  
Crow Wing County

**SIZE:** 3,786 Sq Ft

**LAND AREA:** 50 X 141.5

**PRICE:** \$275,000

**TERMS:** Negotiable

**TYPE OF BUILDING:** Updated Retail/Office building consisting of 3 units;  
Two Retail/office spaces 1528 sq ft and 952 sq ft; One 2 bedroom apt (1306 sq ft)

**PARKING:** 6-8 blacktop parking spots in front; Parking in rear for apt.

**UTILITIES:** Private mound sewer system

**REAL ESTATE TAXES:** \$3,504 (2007)

**ANNUAL INCOME:** \$22,200

**REMARKS:** Updated retail/office building in a high traffic area. Has two retail/office areas and a spacious two bedroom apartment in the back. Located in a prominent tourist area with a view of Mille Lacs Lake. Ideal for owner occupying one or two spots with additional rental income.

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

Email: [nordstroms@crosslake.net](mailto:nordstroms@crosslake.net)  
Website: [www.cbcorion.com](http://www.cbcorion.com)

Main Office: 630 First Street South  
Waite Park, MN 56387  
320-251-1177



**ORION**

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