

FOR SALE



*** 3,840 Office/Warehouse Property | Highway Location Little Falls ***

Office/Warehouse property for sale in Little Falls. Located just off Highway 27/West Broadway in a high traffic area. Property is located on a corner lot just across the street from Casey's General Store and near Dollar General, Speedway and many other local businesses. Little Falls is approximately 30 miles north of Saint Cloud and 30 miles south of Brainerd/Baxter.

Property consists of a 3,840 SF building with mix of office and warehouse areas. There are 3 individual service bays, each with overhead doors. There is one vehicle hoist, compressor airline system and exhaust ventilation systems in place. Pylon signage in front facing the highway.

- 3 Service Bays with Overhead Doors
- One Vehicle Hoist in Place
- Front Office & Customer Lobby Area
- Pylon Signage
- Possibility to Re-purpose Property to Other Commercial Use
- Potential for Investor to Purchase and Lease Out

Great opportunity for mechanic operator to take over this former auto repair shop. Also, potential for other commercial uses, including sales and service-related business.

***** Offered for Sale at \$165,000.00 *****

CONTACT SCOTT SCHMITT FOR FURTHER DETAILS ON THIS OFFERING! (320) 267-4576

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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