

FOR SALE

112 AVON AVE S

Avon, MN 56310



Sale Price

\$144,880

OFFERING SUMMARY

Building Size:	1,806 SF
Lot Size:	7,003 SF
Price / SF:	\$80.22
Year Built:	1975

PROPERTY HIGHLIGHTS

- 1,900+/- SF Building on .16 Acre Parcel
- Solid Structural Steel Building
- Excellent Corner Location on Main Street and Close Proximity to Interstate 94

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	2,131	15,965	52,459
Total Population	7,079	42,419	136,657
Average HH Income	\$115,400	\$98,358	\$90,371

PROPERTY WEBSITE

[Click Here](#)

Mark Maetzold
(320) 251-1177



**COLDWELL BANKER
COMMERCIAL**
ORION REAL ESTATE
ADVISORS

SALE

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PROPERTY DESCRIPTION

This structural steel building consists of a total of 1,900+/- square feet building on .16 acre parcel. Building layout consists of a large open shop space with a separated back office, closet and bathroom (currently unfinished). Front of space includes two 10' overhead doors with openers. Current owner was intending to convert the space into a distillery; however, the project was not completed and now a new owner can finish the space to their own desired specifications.

Building is situated on a city parcel with potential for future building expansion (subject to approvals). Great opportunity for an owner occupant or investor to purchase this commercial/flex property in a great location at an affordable price.

*** Offered For Sale at \$144,880***

Contact Mark Maetzold with CBC Orion Real Estate Advisors for further details on this offering (320) 420-1432

LOCATION DESCRIPTION

CBC Orion Real Estate Advisors are pleased to offer For Sale this 1,900 +/-SF commercial/flex property, located on Main Street in Avon, MN. Excellent corner location on main street at a controlled intersection. Close proximity to the Interstate 94 exit and only 2 blocks from the Lake Wobegon Bike trail. The city of Avon is approximately 20 miles west of Saint Cloud.

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