

FOR SALE



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**7,400 +/- SF
COMMERCIAL
BUILDING**

Princeton MN

Address: 602 Rum River Drive South, Princeton, MN 55371 Mille Lacs County

Land Area: 10,868 Sq Ft

Parcel ID: 24-761-0660

Zoning: B-2 Commercial

Building Description: Total of 7,400 SF on two levels. Main Retail area 3,700 +/- Sq Ft with vestibule, showroom area, office, breakroom, laundry room and restroom with access to large fenced in back yard.

Age: Built in 1992

Ceiling height: 10'

Features: Building is sprinkled, has spancrete floors, alarm system, 3,700 +/- Sq Ft lower level and three phase power.

Parking: Asphalt parking for 15+

Signage: On building and pylon sign

Traffic Counts: Average daily traffic of 15,363

Real Estate Taxes: \$6,788 (2022)

Price: \$399,000

Terms: Cash or other terms agreeable to seller

Here is a multi-use and well-lit building located on a high traffic, high visibility corner location. Property is situated just 4 blocks from Highway 169, right in the mix with many other established local businesses such as McDonalds, Kwik Trip, Dairy Queen, AmericInn, Coborns, Princeton School District, Fairview Hospital, and many more. This former city building has a concrete block foundation, brick exterior, poured concrete beams, and quality construction throughout. Building consists of approximately 7,400 SF on two levels. This would make an excellent retail or office location. Large open floor plan and ample parking, just bring your ideas. Office, Retail, Clinic, or Daycare are just a few of the commercial uses this building could serve.

***** Now Offered For Sale at \$399,000 *****

Contact Mark Maetzold (320) 420-1432 or Scott Schmitt (320) 267-4576
for further details on this offering!

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