



# American Eagle Realty

**HCC Property**  
**751 Fifth St.**  
**Hancock, MN 56244**  
**\$44,900**



### **Priced to Sell!**

Church  
Square Footage: approx 1750 Main Floor  
Baths: Men's 1/2 Bath  
Woman's 1/2 Bath

Year Built: 1941

Main Room: 49' x 29'  
Stage Area: 22' x 12' 9"  
Kitchen: 29' x 10' LL  
Lower Level Room: 38' x 28' 7"

Garage: None

Heating: Natural Gas Forced Air (2 Furnaces)  
Air Conditioning: None  
Electrical Service: Fuses  
Monthly Electric Budget: NA  
Water Softener: None  
Water: Public  
Sewer: Public

Located on a nice corner lot in Hancock this building could be single family or multi-family living or with permission from the city the space could be a professional office space, commercial or retail business space - the possibilities are only limited by your imagination! To view this property for sale in Hancock, MN call American Eagle Realty today at 320.589.4200 to set up your showing.

Negotiable Appliances: Refrigerator, Stove  
Flooring: Hardwood, Carpet, Tile  
Woodwork: Assorted  
Window Treatments: As Shown  
Roof: Asphalt Shingles  
Exterior: Wood

Legal Description: Bk 2 SWLY 70' Lt 2  
Parcel #: 21-0330-005  
2019 Taxes: Currently Tax Exempt  
Special Assessments: \$65 Solid Waste  
Lot Size: 70' x 140'



This information is deemed reliable but is not guaranteed.



**Karen Berget** Broker / Owner  
**Kyle Berget** Agent/ Owner

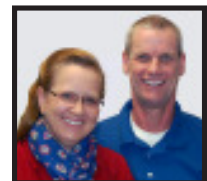
**CALL: 320.589.4200**



## American Eagle Realty

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320.589.4200

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*Whether Buying or Selling  
We're Here to Work for You!*