



American Eagle Realty

**Farmers Union
Agency Inc. Property**
506 California Ave.
Morris, MN 56267
\$74,900



Prime Commercial Property

With over 2600 square feet of adaptable space the possibilities are endless. List price includes a **Brand New EPDM Roof** over the entire building. EPDM is an extremely durable synthetic rubber roofing membrane. The new roofing system will also include 6" of polyisocyanurate fiberglass insulation providing a high R-factor which will help lower both heating and cooling costs. This property is located on a corner lot in Morris' Central Business District and is just waiting for an entrepreneur to make it their business' home. To view this property for sale in Morris, MN call American Eagle Realty today at 320.589.4200 to set up your showing.

Commercial Property
Square Footage: 2682 Main Floor
Bath: One Handicapped

Year Built: 1986

North Room: 30' x 23' 7"
South Room: 42' 7 x 21'
Entry: 21' 9 x 10'
Office: 12' x 10' 10"
Office: 12' 4 x 7' 10"
Coat Area: 16' 8 x 13' 9"

Heating: Natural Gas Hot Water
Air Conditioning: Central
Electrical Service: 200 Amp Breakers
Water Softener: None
Water: Public
Sewer: Public



Appliances: None
Flooring: Tile, Carpet
Woodwork: Assorted
Window Treatments: None
Roof: Flat
Exterior: Brick
Other Buildings on Site: Small Storage Shed
Legal Description: BK 74 PT LT 7 RY SUB DIV
BK 70 (AKA SUBLLOT A)
Parcel #: 20-0578-001
2017 Taxes: \$1170
Special Assessments: \$65 Solid Waste
\$8.64 Oregon Ave Imp with \$72 remaining after 2017
Lot Size: 29' x 140'

This information is deemed reliable but is not guaranteed.

Karen Berget Broker / Owner

Kyle Berget Agent/ Owner

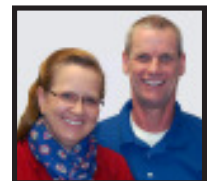
CALL: 320.589.4200



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202 East 7th Street
Morris, MN 56267
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www.aeRealty.net
E-Mail: info@aerealty.net



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