



# American Eagle Realty

## Krosch Property

8 East Hwy 28

Morris, MN 56267

\$295,000



### Rare Business Opportunity

This property included 3 parcels zoned Highway Business making this the perfect place for your business to grow and flourishing. 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: 4240 Main Floor

Year Built: 1976

Electrical Service: 200 Amp Breakers

Water: Public

Sewer: Public

Roof: Steel

Other Buildings on Site:

Warehouse 60' x 40'

Gargage 24' x 24'

Shed 12' x 10'

**Legal Description:** BK 1 LTS 2 & 3 & LOT A BK 1 LT 1 INDUSTRIAL PARK ADD'N and WSTLY 60' OF LT B OF BK 1 LT 1 OF LTS A & B OF INDUSTRIAL PARK ADD'N #1 and PT OF BK 60, LT 7-12; FIRST ADD; PT OF BK 7 & 22, ORIG TOWN; PT OF VACATED 11TH ST; PT OF VACATED CALIFORNIA AVE 106,900 SQ FT

**Parcel #:** 20-0053-000, 20-0052-000, 20-1734-001

**2019 Total Taxes:** \$4884

**Special Assessments:** \$98 Solid Waste

**Lot Size:** Approx 3.37 Acres Total



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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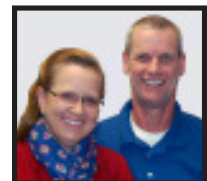
202 East 7<sup>th</sup> Street

Morris, MN 56267

320.589.4200

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