

COMMERCIAL PROPERTY



ADDRESS: 1711 13th Avenue

SQ. FT.: 3,150'

LISTING PRICE: \$350,000.00

LOT SIZE: 95.44' x 132'

TAXES: \$1,381.88

AGE: Behlen Building built in 1955, gutted and remodeled in 2017. 14" of insulation blown in walls and 39" blown in ceiling. 5/8" drywall in building

COMMENTS: Property is zoned Commercial. Profitable established manufacturing business. Building has 3 Phase 220 Volt and 480 Volt service. Lighting, heating and insulation recently done. Fenced in lot for privacy. 2 40' containers (1 with a roll up door installed) are included in price. 2 Forklifts, Telehandler and all equipment needed to run the business is included.

