



For Sale/Lease

Commercial Building &
Land

414 8th Ave NE
St. Joseph, MN 56374

Sale Price: **\$295,000**
Lease Rate: **\$3000/mo**
modified gross

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- 645' of frontage on County Road 75 with commercial building on 2.5 acres
- High traffic location across from Coborn's Superstore Grocery and new McDonalds
- 1,920 square foot building with 1,100 SF office/showroom area and 820 SF shop space with one 8' overhead door
- Large, well lit parking or display lot for sales display. With 2.5 acres, lots of room to expand display area and building
- Site formerly used for automobile/vehicle dealership with shop
- Zoning of B-2 Highway Commercial allows many alternative commercial uses
- For sale at \$295,000; far below county assessed value of \$462,000
- Lease at \$3,000/month modified gross (includes real estate taxes)

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