



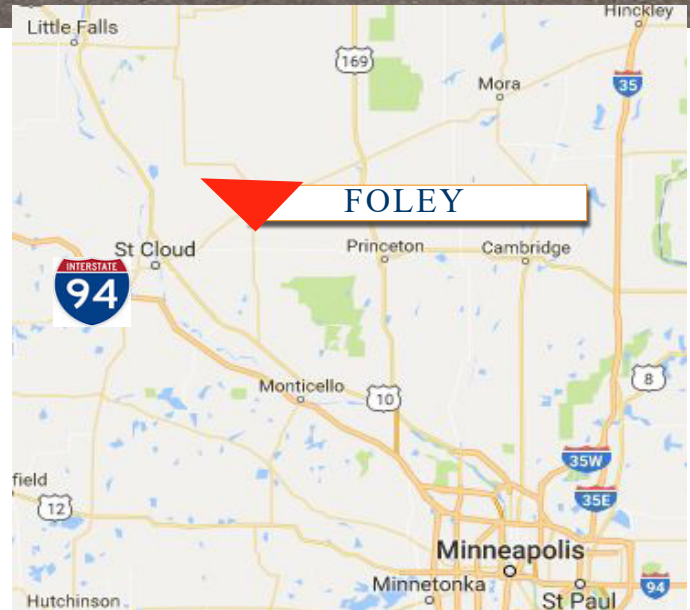
COMMERCIAL REALTY SOLUTIONS

For Sale/Lease Commercial Property 160 3rd Ave. W, Foley 56329



PROPERTY INFORMATION

- * Sales Price **\$119,500.00**
- * Lease Rate **\$7.43**/psf Base Rent
- * Operating Expenses \$4.13/psf
- * Building is 3,636/sf
- * Lot is 2.08 Acres
- * Benton County PID 13.00693.00
- * 2018 Taxes \$3,850.00
- * Zoned: I-2 Planned Industrial District
- * Previous use as a call center
- * 15 Parking Spaces
- * Previous use was a call center
- * Businesses in the area include:
Pouchtec, Murphy Chevrolet, Distinctive Cabinet Design, Snap Fitness, Falcon National Bank, Coborn's, Little Duke's and much more . . .



Contact:

ERIC O'BRIEN

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PROPERTY INFORMATION

- * Easy access to Highway 23 and Highway 25
- * Located South of Highway 23 and West of Highway 25
- * Near many services
- * Just 14 miles from St. Cloud
- * Approximately 25 minutes to I-94

TRAFFIC COUNTS - 2017

- * Highway 23 - 9,700 VPD
- * Highway 25 - 4,900 VPD

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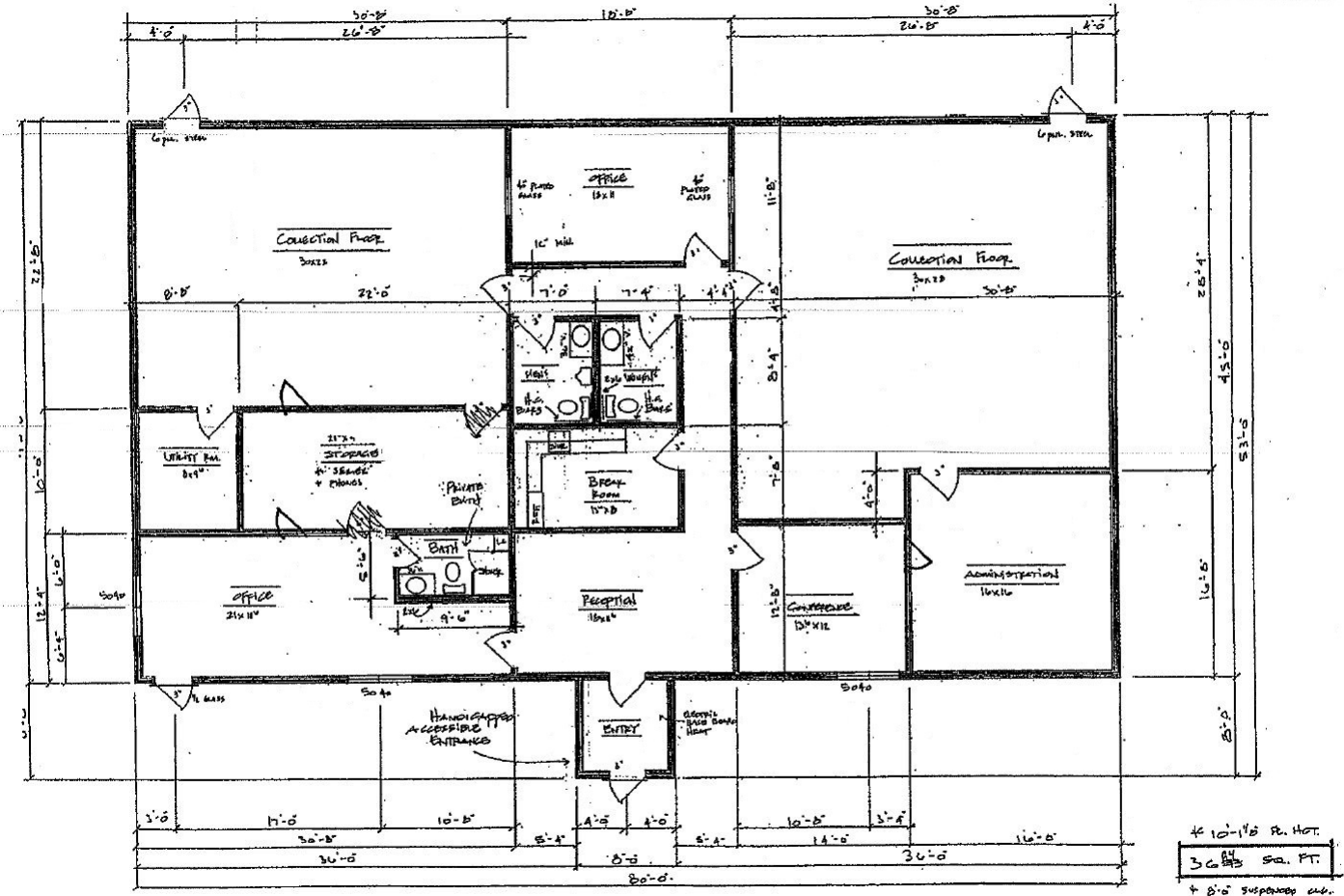
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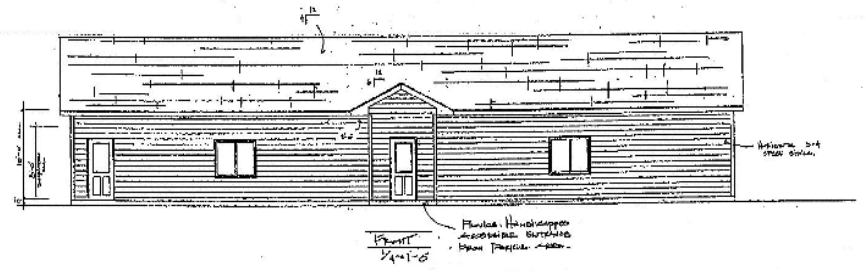
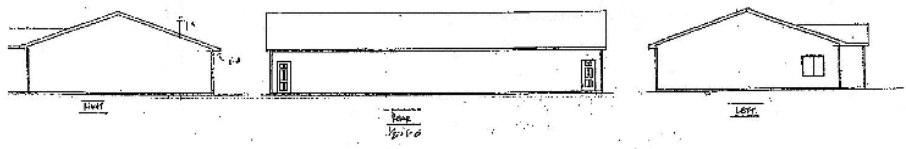


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Floorplan



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Front Elevation



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