



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Grand Rapids - Commercial/Industrial Building FOR SALE

1200 S.E. 4th Ave., Grand Rapids, MN 55744

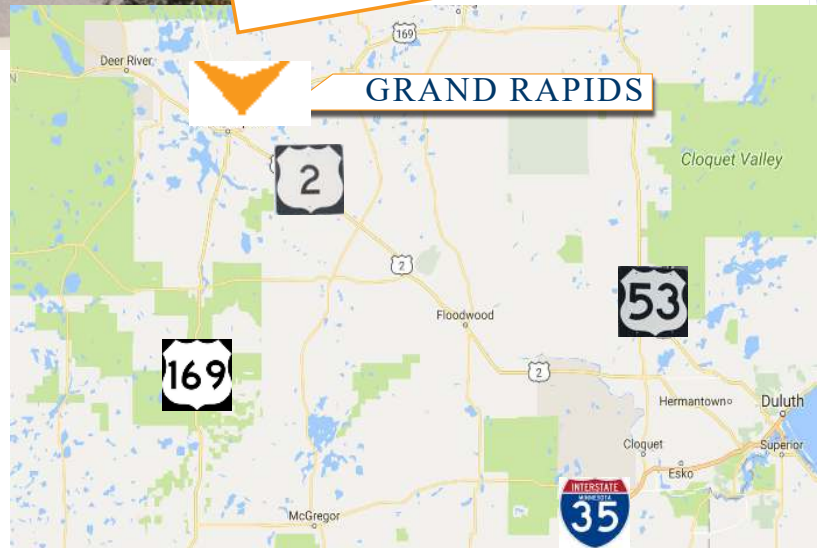


Current Tenant Relocating

***HUGE PRICE
REDUCTION***

PROPERTY INFORMATION

- * Sales Price ~~\$899,000.00~~
Reduced to **\$349,000.00**
- * Building is 6,480/sf
- * Lot is .82 Acres
- * Itasca County 91.565.0121
- * 2018 Taxes \$7,817.95
- * Current Tenant is Relocating
- * 2- Story Building
- * Built in 2005
- * Single or Multi-Tenant (metered separately)
- * 30+ Parking Spaces
- * Businesses in the area include: Walgreens, Jimmy John's, McDonald's, Super 8, Target, Caribou Coffee, Timberlake Lodge & more!



Contact:

ERIC O'BRIEN
(612) 281-4163

EObrien@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

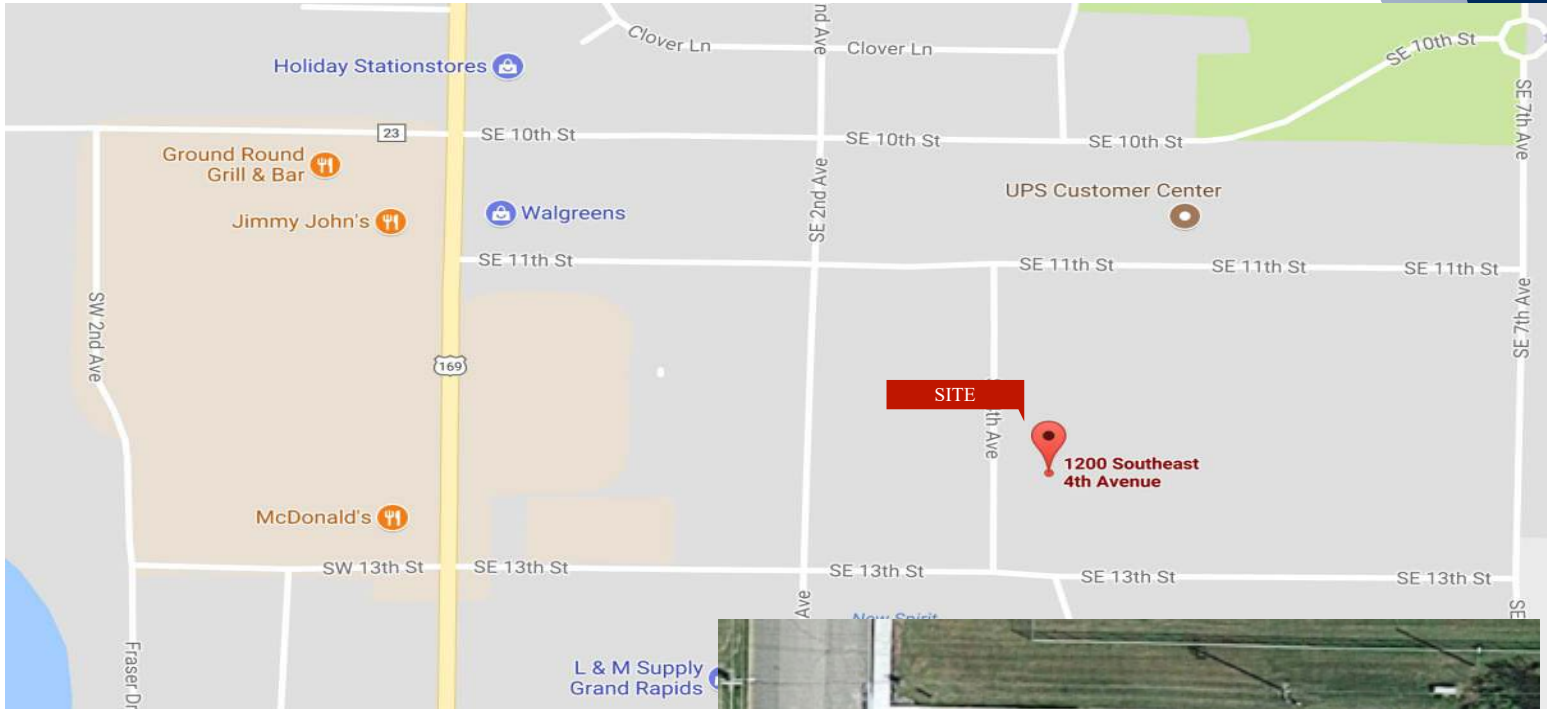
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Great
Location!



PROPERTY INFORMATION

- * Located East of Highway 169
- * Northside of 13th Street
- * Convenient to multiple Highways

TRAFFIC COUNTS - 2018

- * Highway 169 - 18,200 VPD
- * C.R. 23 - 7,000 VPD
- * Airport Road - 3,500 VPD



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BUILDING INFORMATION

- * Private Office and bath w/shower
- * (3) Additional Offices
- * Reception Area
- * Uni-Sex Restrooms w/showers
- * Upper Loft Storage Area
- * 1 Overhead Door



Current Tenant
Relocating



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