



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Grand Rapids - Commercial Building FOR SALE

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

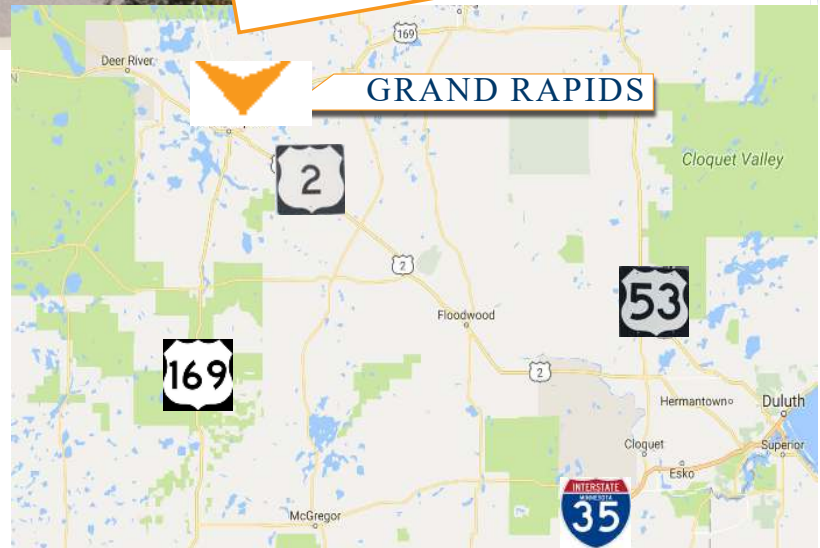


**Tenant
Will Vacate**

**HUGE PRICE
REDUCTION**

PROPERTY INFORMATION

- * Sales Price ~~\$899,000.00~~
Reduced to **\$699,000.00**
- * Building is 6,480/sf
- * Lot is .82 Acres
- * Itasca County 91.565.0121
- * 2018 Taxes \$6,906.61
- * Currently leased to Anytime Fitness
(Tenant will vacate.)
Which is also for sale. (Includes FF&E)
- * 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

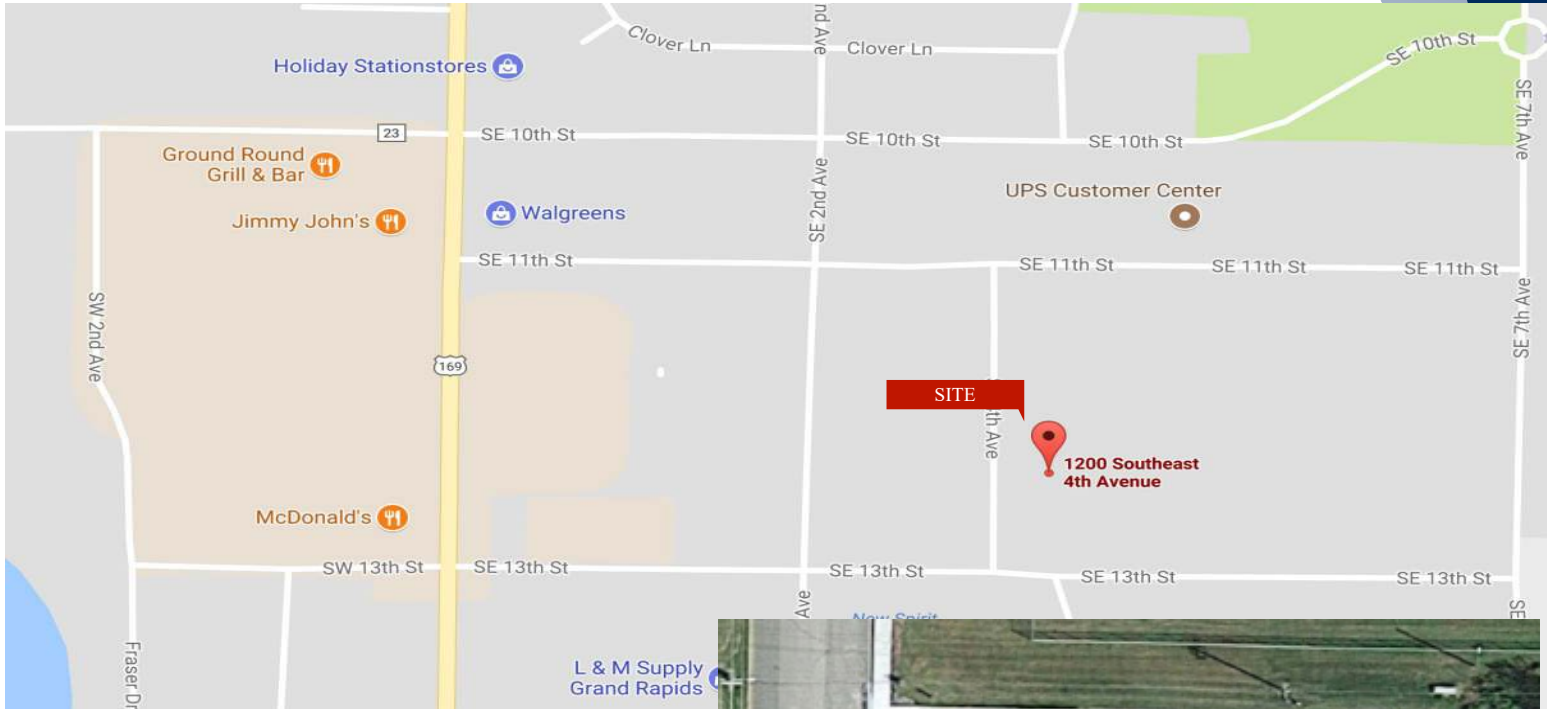
office 763 682 2400 fax 763 682 4524

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Great
Location!



PROPERTY INFORMATION

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

TRAFFIC COUNTS - 2017

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



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Grand Rapids - Commercial Building **FOR SALE**

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BUILDING INFORMATION

- * Private Office and bath w/shower
- * Trainers Office
- * 2 Tanning Spaces
- * Reception Area
- * Uni-Sex Restrooms w/showers
- * Upper Loft Storage Area
- * 1 Overhead Door



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