



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Princeton - Office / Retail Building FOR SALE

105 N. Rum River Dr., Princeton, MN 55371

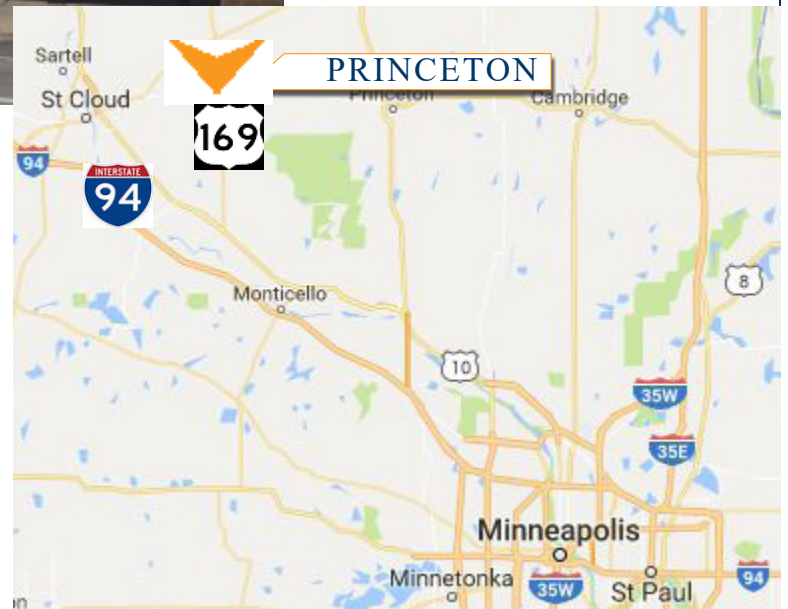
Great Corner
Location
(Signalized)



PRICE REDUCED

PROPERTY INFORMATION

- * Sales Price \$395,000.00
Reduced to **\$349,000.00**
- * Building is 7,478/sf
- * Lot is 10,981/sf Commercial land
- * Mille Lacs County PID 24-040-0140
- * 2018 Taxes \$4,784.00
- * Zoned: B1 Central Business District
- * Single or Multi-Tenant Building
- * Businesses in the area include:
Santa Lucia's Ice Cream, Princeton Meats,
Library, U.S. Post Office, Napa Auto, Bremer
Bank, Pizza Barn, Edward Jones, karate,
Sherburne State Bank, Crystal Cabinets,
and much more



Contact:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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TRAFFIC COUNTS - 2017

- * Rum River Dr. - 12,500 VPD
- * Highway 95 - 10,500 VPD
- * 1st Street - 3,750 VPD



PROPERTY INFORMATION

- * Located East of Highway 169 and South of Highway 95
- * One Mile from Highway 169
- * 25 Miles East of St. Cloud
- * Parking on Front Street and Rear Private Parking Lot

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3 Entrances
make it easy to
demise the building!



South Entrance Into the Building



East Entrance Into the Building

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Lower
Level
(Full Basement)



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Princeton - Office / Retail Building

FOR SALE

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Rear
Private
Parking Lot



PROPERTY INFORMATION

- * Built in 1963
- * Current Owner has been in business 58+ Years
- * City Street Parking
- * Rear Parking Lot is private parking
- * Corner Location
- * Building can easily be demised
- * Handicap Accessible
- * Well Maintained Property
- * Fluorescent Lighting
- * Carpet Throughout
- * Ceiling Fans Throughout Building
- * Restrooms in Lower Level
- * Multiple Storage Rooms in Lower Level



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