



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Rice - Industrial Building

FOR SALE

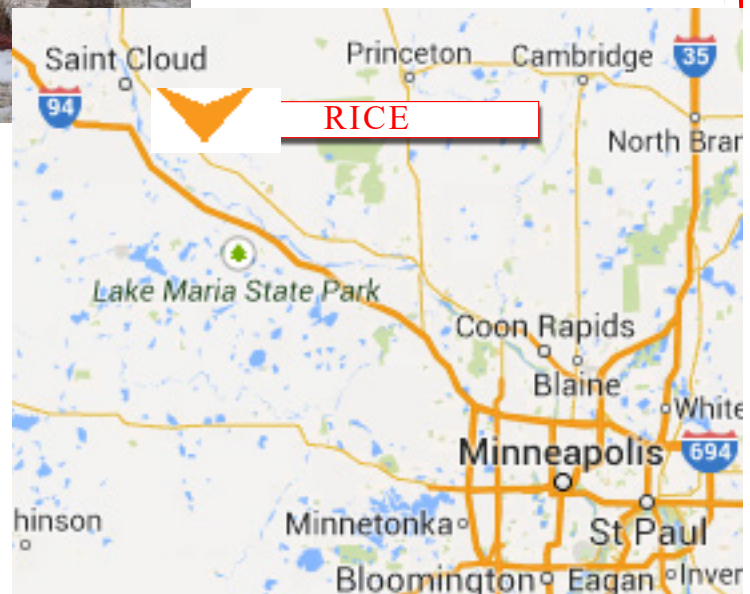
104 9th Avenue NE, Rice, MN 56367



**Super Clean
Showroom/Industrial
Building!**

PROPERTY INFORMATION

- * Sales Price **\$499,000.00**
- * Building is 5,760 Square Feet
Office 48' x 24' = 1,152/sf
Shop 48' x 96' = 4,608/sf
- * Land parcel is Appx. 2.5/acres
- * Benton County PID 150.048.800
- * 2019 Taxes \$8,380.00
- * Constructed in 2006
- * Minutes to St. Cloud
- * Businesses in the area include: Holiday, McDonald's, BP, Subway, Hardware Hank, Creamery Cafe, Dollar General, Perma Chink and 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

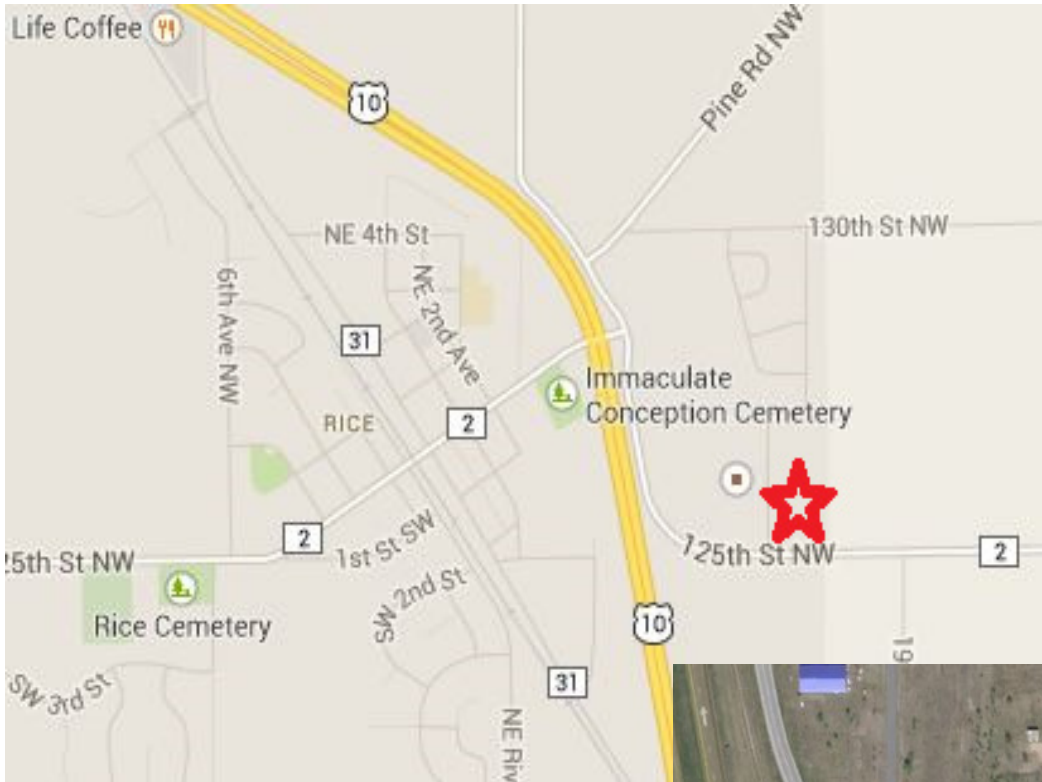
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104 9th Avenue NE, Rice, MN 56367

Quick Access
to
Highway 10



PROPERTY INFORMATION

- * Quick and easy access to Highway 10
- * 16 Miles to St. Cloud

TRAFFIC COUNTS - 2018

* Highway 10 - 25,500 VPD

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PROPERTY INFORMATION

- * Insulated white steel lined
- * 2 Private Offices Plus large showroom
- * Paved Parking Lot - 12 Stalls
- * Lot is fully irrigated



Front Showroom Area 23' x 36'



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Close to
St. Cloud!



Paint Room

PROPERTY INFORMATION

- * Piped Compressed Air throughout
- * Shop & Office Restrooms are ADA Compliant
- * 600 Amp - 208 Volt - 3-Phase
- * Security System
- * (3) Forced Air Furnace with A/C
- * 14'x 16' O.H. Door
- * Unit Heater
- * 10' x 10' O.H. Interior Door
- * Heat Recovery Ventilator
- * 15' 7" Clear in Shop
- * 16' Sidewalls



14' x 16' Overhead Door



10' x 10' Interior Overhead Door



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