



COMMERCIAL REALTY SOLUTIONS  
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Rice - Industrial Building

**FOR SALE**

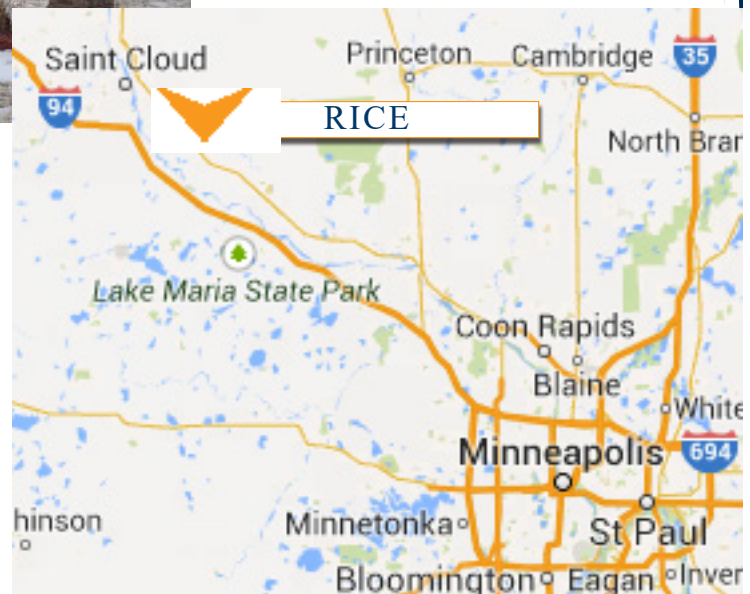
104 9th Avenue NE, Rice, MN 56367



**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
- \* 2017 Taxes \$9,942.00
- \* 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

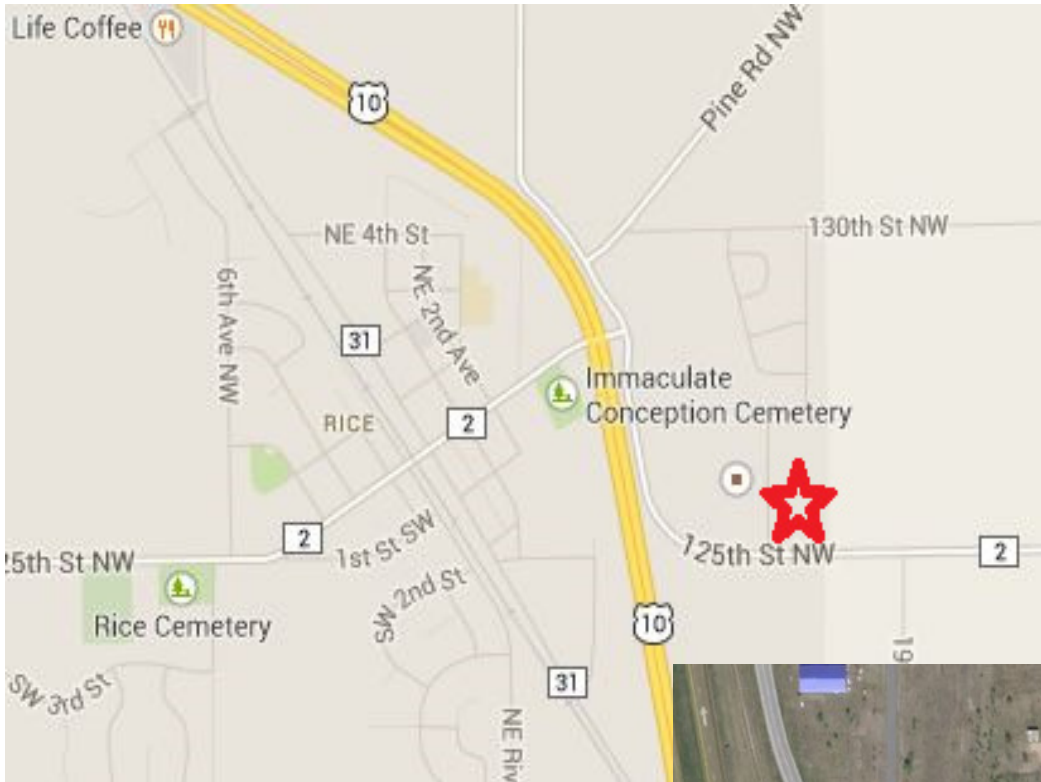
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## Rice - Industrial Building

# FOR SALE

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 - 2017

- \* Highway 10 - 25,500 VPD



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## Rice - Industrial Building

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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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