

# FOR SALE



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THREE UNIT  
BUILDING

LOCATION: Kimball, MN. On Highway 15 with over 10,000 vehicles per day

LAND AREA: Approx. 3,300 SF

BUILDING SIZE: 3,300 SF

DESCRIPTION: Three separate units, each with their own entrance and bathroom. Once a bank building, there is oak flooring, a full-sized basement for storage and the original safe.

UTILITIES: City Services

HVAC: Forced Air heat and Central A/C

PARKING: On street parking

PRICE: Offered at \$149,900. Terms negotiable.

Coldwell Banker Commercial Orion is pleased to offer this three-unit 3,300 SF building across from City Hall. One unit is rented currently with a Health Food business. Kimball is a growing community with a population of over 52,000 and average household income of \$91,000 in a 15-mile radius. Neighboring businesses include a Meat Market, Restaurants/Bars, Print Shop, Flower Shop, Beauty Shop, Implement Dealership, Bus Company and Governmental Center. Owner/Investor opportunity, ready to take to the next level. Possibilities abound for Retail, Hospitality, or Studio space, the options are endless.

**Contact Mark Maetzold (320) 420-1432 with further details on this offering!**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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