




MLS # 27268 **AUCTION** **\$0**
COMMERCIAL/INDUSTRIAL

Type:	INDUSTRIAL
Minimum Sqft:	5,000-9,999
Existing Use:	Manufacturing
Occupancy:	Vacant
Year Built:	9999
Land Size Acres:	1.4 
Land Size Sqft:	50750 Virtual Tour:

1317 E Bridge St
Redwood Falls MN 56283
Owner: SEI **Redwood County**

# of Floors (including basement): 1	Ground Floor Sq. Ft.: 9800
Parking Spaces: 10	Upper Floors Sq. Ft.:
Term of Lease Remaining:	Basement Sq. Ft.:
CAM Y/N: No	Approx. Total Sq. Ft.: 9800
Triple Net Y/N: No	Office Sq. Ft.:
	Floor Plan/Blueprints Y/N: No
	Rent/Square Foot:
Zoned Usage: Commercial Tax Exempt	
Legal Description: Section 32- Township 113- Range 35, Tract in SE 1/4 of SW 1/4, 1.4 Acres More or Less - Tax Exempt	

<p>TENANT PAYS:</p> <p>LANDLOARD PAYS: Gas, Water/Sewer, Electricity, Taxes, Insurance, Maintenance, Heat, Air Conditioning</p> <p>CONSTRUCTION: Steel</p> <p>ROOF: Metal</p> <p>FLOOR CONSTRUCTION: 4 Inch Concrete</p>	<p>CLEARANCE HEIGHT: 10-12 Ft.</p> <p>SEWER: Public</p> <p>WATER: Public</p> <p>ELECTRIC SERVICE: Three Phase</p> <p>HEAT: Other</p> <p>PARKING SURFACE: Gravel</p>	<p>SALES/LEASE INCLUDE: Buildings, Land, Restroom(s), Loading Dock, Overhead Doors, Front Exposure, High Traffic Location, High Visibility</p> <p>TERMS: Cash, Conventional</p> <p>SHOWING INSTRUCTIONS:</p>
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Address: 1317 E Bridge St

MLS #: 27268

Asking Price: \$0

Taxes: 28.00

Tax Year: 2008

Assessments: 28

Parcel #: 88-132-3135

Balance due:

Financial Remarks: Property is tax exempt because current business is a non profit.

Remarks Property is being offered at auction on Monday September 8, 2008 at 4:00 p.m. Successful bidder will be required to enter in a purchase agreement and pay \$7,500 non-refundable down payment the day of auction. A buyer premium will apply. Possession will be October 8, 2008 the date of closing. Seller reserves the right to reject any and all bids, to waive any informalities or irregularities in the sale process and to control all rules and procedures of the auction. Property is sold "AS IS". All information is obtained from reliable sources, however the

Directions: HWy 19 / 71 on the east edge of Redwood Falls

ADDITIONAL PHOTOS:

This information is deemed reliable, but not guaranteed.