




**700 E Bridge Street**  
**Redwood Falls MN 56283**  
 Owner: Schablin Redwood County

**MLS # 29101** **NEW** **\$250,000**  
**COMMERCIAL/INDUSTRIAL**

**Type:** INCOME PROPERTY  
**Minimum Sqft:** 5,000-9,999  
**Existing Use:** Warehouse  
**Occupancy:** Tenant  
**Year Built:** 1967  
**Land Size Acres:** .33   
**Land Size Sqft:** 14,400 **Virtual Tour:**

<b># of Floors (including basement):</b> 1	<b>Ground Floor Sq. Ft.:</b> 6000
<b>Parking Spaces:</b> 6	<b>Upper Floors Sq. Ft.:</b> 0
<b>Term of Lease Remaining:</b> UNKNOWN	<b>Basement Sq. Ft.:</b> 0
<b>CAM Y/N:</b> No	<b>Approx. Total Sq. Ft.:</b> 6000
<b>Triple Net Y/N:</b> No	<b>Office Sq. Ft.:</b> 0
	<b>Floor Plan/Blueprints Y/N:</b> No
	<b>Rent/Square Foot:</b>

**Zoned Usage:** Commercial

**Legal Description:** Sec 1, Twp 112, Rge 36, Auditor's Sub 1, N 120' of W 1/2 of Lot 2

**TENANT PAYS:**  
 Gas, Water/Sewer, Sewer, Electricity, Heat, Hot Water, Air Conditioning

**LANDLOARD PAYS:**  
 Gas, Water/Sewer, Sewer, Electricity, Taxes, Insurance, Maintenance, Heat, Air Conditioning

**CONSTRUCTION:**  
 Steel

**ROOF:**  
 Steel

**FLOOR CONSTRUCTION:**  
 Other

**CLEARANCE HEIGHT:**  
 10-12 Ft.

**SEWER:**  
 Public

**WATER:**  
 Public

**ELECTRIC SERVICE:**  
 Other

**HEAT:**  
 Forced Air

**PARKING SURFACE:**  
 Asphalt

**SALES/LEASE INCLUDE:**  
 Buildings, Land

**TERMS:**  
 Cash, Conventional

**SHOWING INSTRUCTIONS:**  
 Key

**Address:** 700 E Bridge Street

**MLS #:** 29101

**Asking Price:** \$250,000

**Taxes:** 1727.00

**Tax Year:** 2008

**Assessments:** 68.00

**Parcel #:** 88-001-4030

**Balance due:** 0

**Financial Remarks:** Seller may consider a 5 year contract to qualified buyer.

**Remarks** Business opportunity - Part of property is warehouse and part is currently being rented as a dry cleaning business.

**Directions:** Center of Redwood Falls on Bridge Street (Hwy 19 & 71)

### **ADDITIONAL PHOTOS:**

**This information is deemed reliable, but not guaranteed.**