



SUMMERHILL
Commercial Real Estate, LLC

FOR SALE OR LEASE
121-125 East Main Street Building
121-125 East Main Street
Belle Plaine, MN 56011



Building Size: 6,875 + sf (adjacent 1,302 sf & 5,573 sf spaces + upstairs).

Offering Price/Lease Rate: \$395,000, \$57.45 psf (psf not including bonus upper levels)/\$7.50 psf gross + utilities.

Real Estate Tax (2011): Approx \$10,324 per year/\$1.50 psf. PID#200015502.

- Great historic building renovated in 2008 on Main Street.
- 1,302 sf space is built out as professional office w/high ceilings, an open area, conference room, & large office on the glass. Bonus upstairs areas.
- 5,573 sf space is divided into a front and back area. Well maintained space with glass & high ceilings, back drive in door.
- Well maintained space w/epoxy floor & white painted walls & deck.
- 2 new ADA restrooms shared between shared between the 2 spaces.
- Existing shorter term Tenant in 1,302 sf space, can stay on or leave.
- Economical offering with a motivated Landlord.
- Upstairs apartment can be renovated to be rented out.
- Convenient Main St location w/storefront presence close to Hwy 169 & 25.
- Can be combined w/contiguous 14,750 sf building avail For Sale or Lease.
- Adjacent 14,139 sf (.325 acres) lot available For Sale or Lease.



For more information call:
Peter Kordonowy, CCIM or Ted Kordonowy
952.556.5151

or visit our website at:
www.summerhillcommercial.com



SUMMERHILL

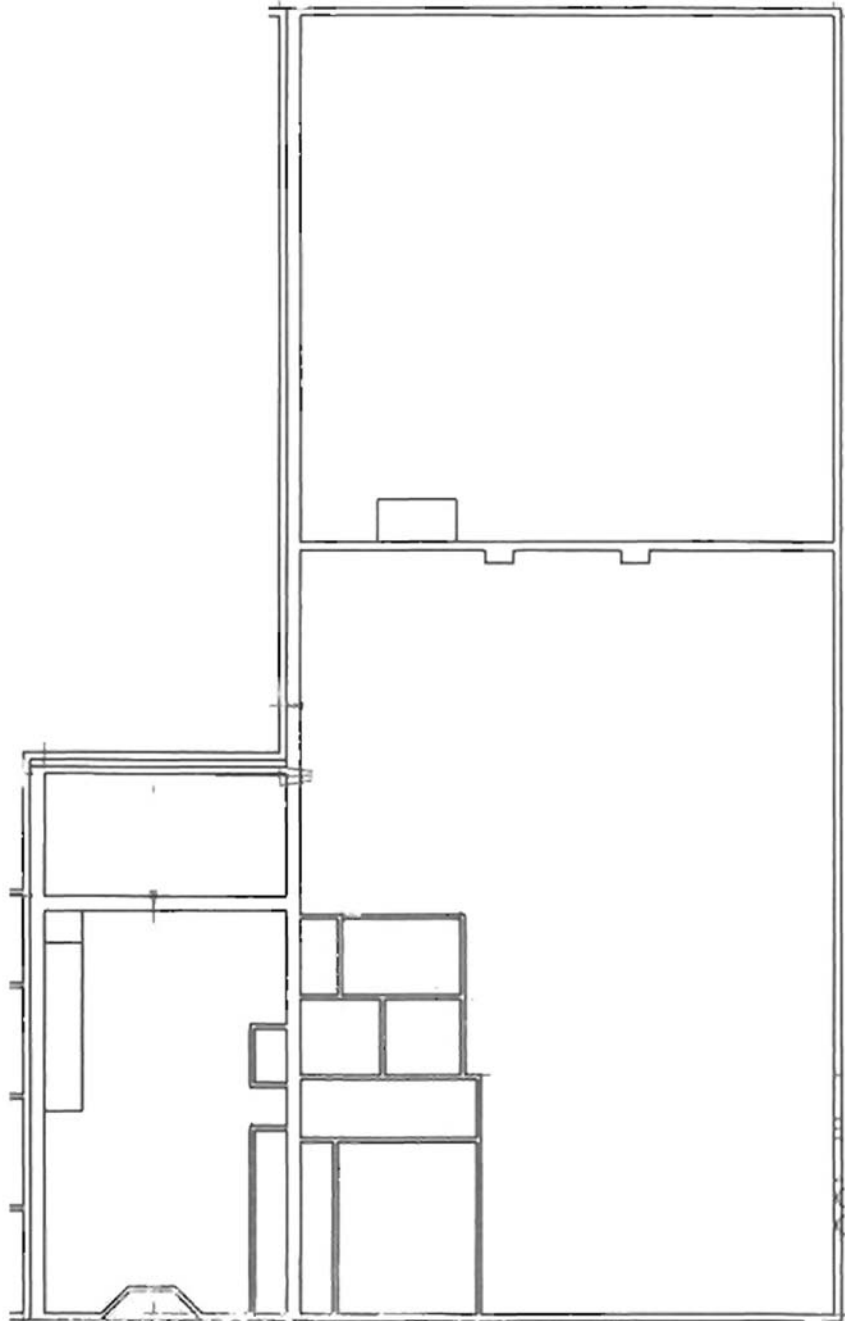
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