



SUMMERHILL
Commercial Real Estate, LLC

FOR SALE

224 ELM STREET BUILDING

224 Elm Street West

Norwood Young America, MN 55368



- Building Size:** 4,240 above ground finished square footage.
5,986 total sf (including 1,742 sf basement). .07 acres.
- Zoning:** C-3 central business downtown district. Includes retail, office, and potential residential on the 2nd level.
- Sale Price:** \$399,000/RE Tax is \$2,028 in 2009.
- Fantastic opportunity to own a completely renovated historic building in downtown Norwood Young America.
 - Built in 1896 and formerly Palace Drug, this building has been a prominent fixture in Norwood for over 100 years. 10 year old roof in great condition.
 - Located across the street from the new Oak Grove City Center development which will house the City Hall, Library, sheriff's office, & 51 units of senior housing scheduled for completion in October 2010.
 - 2,120 square feet of retail or office space on the 1st floor facing Elm Street.
 - 2,120 square feet of professional office space on the 2nd level with 7 office suites and windows in every space with a back side entrance.
 - Completely updated with new carpet and paint on both floors.
 - Complete new HVAC system throughout the property.
 - High ceilings throughout with all original ornate wood trim in the 2nd floor.
 - The 1st floor is a completely open vanilla shell space with high ceilings and abundant glass, ideally suited for a retail user on the main commercial road in Norwood Young America or a professional office user as well.



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

952.556.5151

or visit our website at:

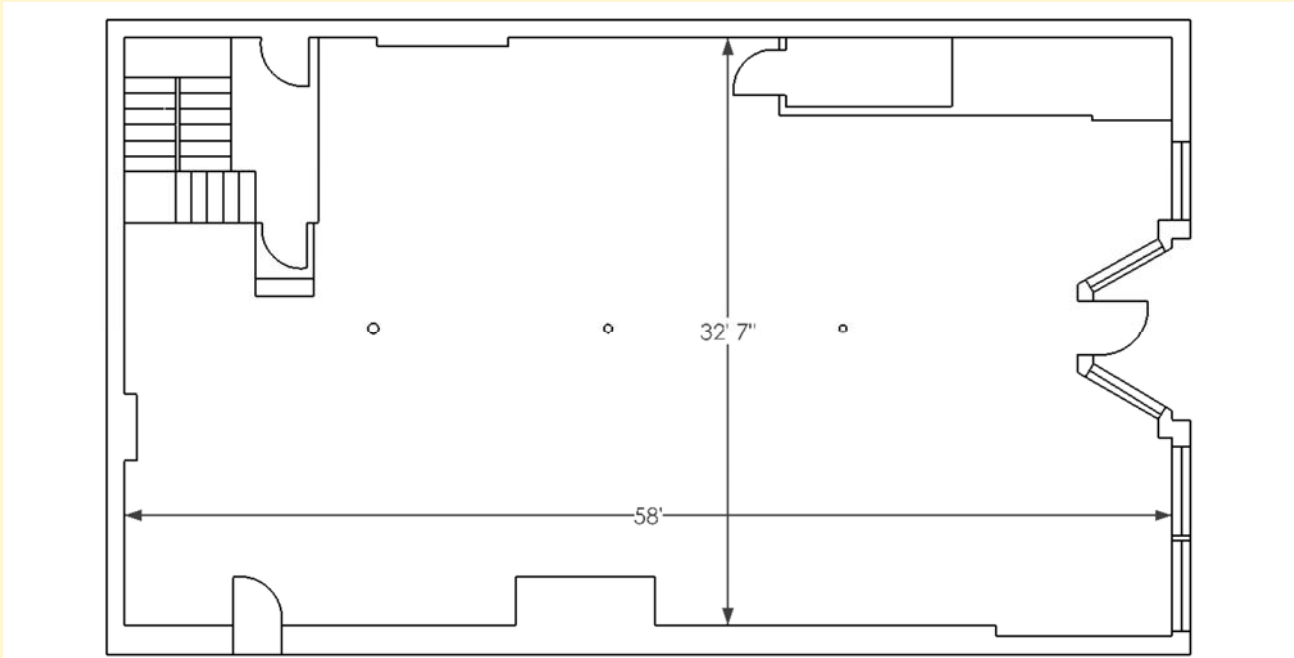
www.summerhillcommercial.com



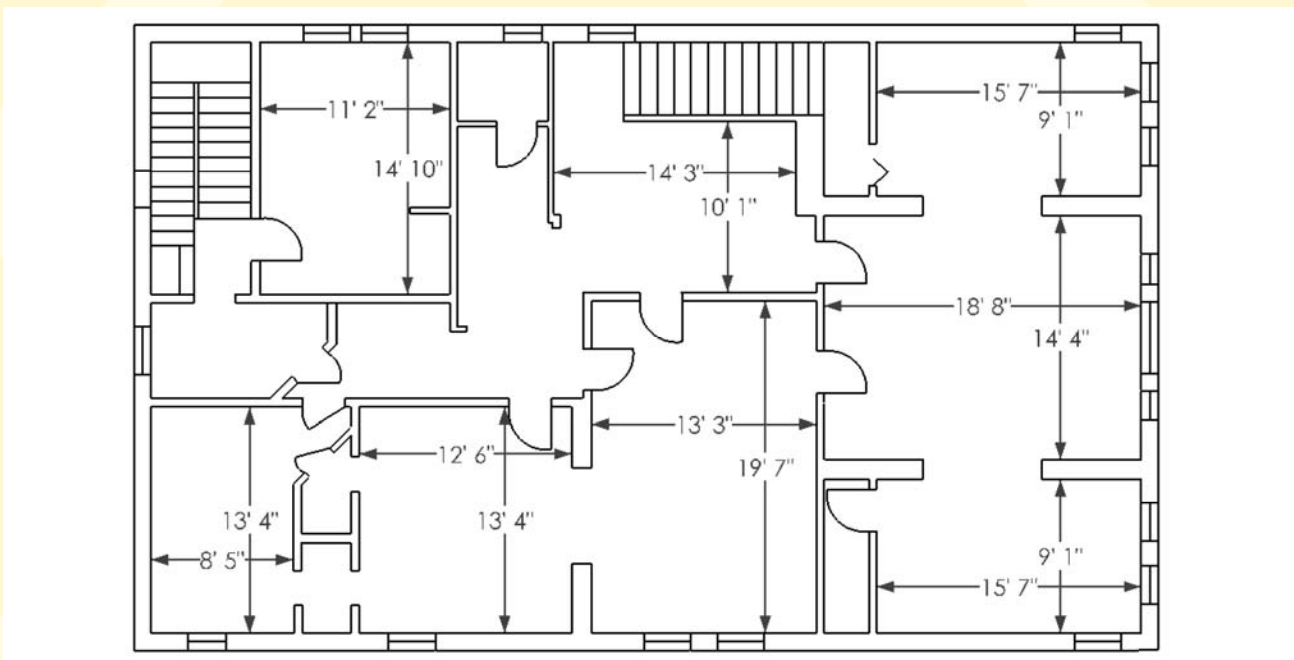
SUMMERHILL
Commercial Real Estate, LLC

FOR SALE
224 ELM STREET BUILDING
224 Elm Street West
Norwood Young America, MN 55368

1st Floor



2nd Floor



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

952.556.5151

or visit our website at:

www.summerhillcommercial.com