

**3,906 SQ. FT.
COMMERCIAL
INDUSTRIAL
BUILDING
ON 3.74 ACRES**

Plus 2 Income-Producing Billboards

www.maascompanies.com



**500 Feet
of I-35
Frontage!**

TUESDAY, AUGUST 26 – 11 AM
28868 780th Street • Clarks Grove, Minnesota

REAL ESTATE AUCTION

22,300 Cars/Daily!!



Two Billboards: \$8400 Revenue Annually!!



REAL ESTATE TERMS: 8% Buyer Premium. 20% Certified Deposit Due on Day of Sale, Balance due at Closing within 30 days. Attorney John Hareid, Christian & Peterson, PA (507) 373-2345 represents the Seller. Selling Subject to Owner Confirmation. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. See Bidder Kit for Complete Terms. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction will take precedence over any material published about this event. In all transactions, Auctioneer is acting as an agent for the Seller. Valid Government Issued Photo ID required to obtain bidding number. Principal Auctioneer, Tyler Maas #55-060009. Diane Maas, President.

AUCTION

www.maascompanies.com

Exceptional I-35 Frontage! The Building is in Great Condition! Auction will be held On-Site!



TUESDAY, AUGUST 26 – 11:00 AM

3,906 Sq. Ft. Commercial Industrial Building on 3.74 Acres



28868 780th Street
Clarks Grove, Minnesota



500' Interstate Frontage on I-35! • 5 miles North of I-90!
Facility Built in 1996 and 2003

1,764 Sq. Ft. Retail/Office Space including:
2 Private Offices (12x13 & 17x11), Reception, Office Storage,
Break Room, 2 Rest Rooms and 25' x 42' Showroom with
12' Ceilings, Gas Fireplace and Sales Counter
Floors finished with Ceramic Tile, Carpet and Wood Laminate
Panasonic Phone System Available



2,142 Sq. Ft. Super-Insulated Warehouse Space with Loft
16' Sidewalls with 2- 12' x 14' Overhead Doors
Plumbed for In-Floor Heat



Extensive Exterior Gravel Display Area with
Concrete Patio & Parking Area
2 Income-Producing Billboards on Location

Zoned Commercial • Well & Septic
Extensive Parking and Room for Expansion!



LOCATION:

5 miles north of I-90, 10 miles north of Albert Lea,
80 miles south of Minneapolis/St. Paul

INSPECTIONS: Monday, August 4 from 11 AM to 1 PM Monday, August 25 from 11 AM to 1 PM
Monday, August 11 from 11 AM to 1 PM Tuesday, August 26 from 9 AM to 11 AM Other times by appointment.

BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 2% Commission will be paid to the licensed broker who registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

500 Feet
of I-35
Frontage!

MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota 55903