

2,566 SQ. FT. COMMERCIAL/
 PROFESSIONAL BLDG PLUS
 RENTAL/RESIDENTIAL HOME
 4 LOTS TOTAL OF 0.45 ACRES

www.maascompanies.com

TUESDAY, JULY 14 – 5 PM
 411 12th Street SE, Rochester, Minnesota

172' Hwy 14 Frontage
 20,500 Cars/Day

REAL ESTATE AUCTION



TRACT 2: 1147 5th Avenue S.E., Rochester, Minnesota



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 behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

REAL ESTATE TERMS: 7% Buyer Premium. \$5,000 Minimum Certified Deposit/per tract due on Day of Sale. If the Deposit is less than 10%, an additional deposit is due bringing the full deposit amount to 10% of the Total Purchase Price and payable within 48 hours of the auction. Balance due at Closing within 30 days. Broker Marilyn Stewart MN #276698. Edina Title will be coordinating the Closing. 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

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Two Investment Properties Selling Separately or Together! Auction will be held On-Site!

TUESDAY, JULY 14 – 5:00 PM

TRACT 1: 2,566 SQ. FT. COMMERCIAL/PROFESSIONAL BUILDING ON 0.21 ACRE DOUBLE LOT!

Lots 18 & 17- Need more Space?

Buy Tract 2 with Lots 16 & 15 as well!

411 12th Street S.E. (Highway 14 East)

Rochester, Minnesota 55904

Great Building for a Professional Office or Business
12 Car Off Street Parking Lot • Cheerful Southern Exposure
Former Successful Dental Office • Perfect Location for Health Care
Service Provider, Insurance Agents, Retail Sales, or Car Lot
Extensive Plumbing, Wiring and Treatment/Meeting Areas
Updated 1½ Story Building with Alarm System and Excellent Curb
Appeal • Handicap Accessible • Central Air • Forced Air Heat

LOCATION . . . LOCATION . . . LOCATION!

High Visibility on Highway 14 East

20,500 Traffic Count/Day • Zoned R-2

TRACT 2: 664 SQ. FT. RENTAL/RESIDENTIAL HOME ON 0.23 ACRE DOUBLE LOT!

Lots 16 & 15- Lot 15 is the Corner Lot & Lot 16 Has
Ingress/Egress through Lot 17

1147 5th Avenue S.E., Rochester, Minnesota 55904

Great Investment or Starter Home in a Prime Location.
Nice Layout with Crown Molding, Ceramic Tile, Hand Crafted
Custom Cabinetry, Central Air and Maintenance Free Siding
Plus a 440 Sq. Ft. Basement.

TRACT 3: ENTIRETY PURCHASE OF TRACTS 1 AND 2 (LOTS 18, 17, 16, 15)

Total Lot Size of 19,452 Sq. Ft. or 0.45 Acres.

Property will be offered individually or as an entirety,
they will sell whichever way brings the highest price!



INSPECTIONS: Monday, July 6 11 AM - 2 PM

Monday, July 13 11 AM - 2 PM
Other times by appointment.

Tuesday, July 14 3 PM - 5 PM

**Location,
Location,
Location!**

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

MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota