

**12,330 SQ. FT.
COMMERCIAL
INDUSTRIAL BUILDING
ON 2.69 ACRES**

**Plus 2,744 Sq. Ft. of Covered Outdoor Storage!
Surplus Kendell Lumberyard Location**

www.maascompanies.com

**TUESDAY, JULY 15 – 11 AM
138 West Circle Drive
St. Charles, Minnesota**



**Surplus
Location!**

REAL ESTATE AUCTION



REAL ESTATE TERMS: 8% Buyer Premium. 10% Certified Deposit Due on Day of Sale, Balance due at Closing within 30 days. Attorney Michael Bernatz, Bernatz Law Office (507) 457-9808 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

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This Property is Surplus to the On-Going Operations of Kendell Lumber! The Building is in Excellent Condition! Auction will be held On-Site!



TUESDAY, JULY 15 – 11:00 AM 12,330 Sq. Ft. Commercial Industrial Building on 2.69 Acres

138 West Circle Drive
St. Charles, Minnesota

Like New Facility Built in 2002 & 2004
5,910 Sq. Ft. of Warehouse Space with
18' Sidewalls and High Bay Halogen Lighting
4 Overhead Doors: 2 - 16' x 16', 1 - 20' x 16',
Loading Dock with 1 - 8' x 8' Door
3,357 Sq. Ft. of Heated/Air Conditioned
Retail/Showroom Space with 3 Offices, 2 Restrooms
3,210 Sq. Ft. of Mezzanine Storage Space Above
Retail/Office Area
2,744 Sq. Ft. of Covered Outdoor Storage
Large Fenced Storage Yard
Large Paved Customer Parking Area
Located in the Whitewater Industrial Park
City Utilities • Zoned Industrial
Excellent for Retail, Industrial and/or Commercial Use!

LOCATION:

2 miles north of I-90, 20 miles east of Rochester,
30 miles west of Winona, 50 miles west of LaCrosse



INSPECTIONS: Tuesday, July 1 from 11 AM - 1 PM Monday, July 14 from 11 AM - 1 PM
Monday, July 7 from 11 AM - 1 PM Tuesday, July 15 from 9 AM - 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.

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REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

Like New
Property!

MAAS
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AUCTION DIVISION
507.285.1444
Rochester, Minnesota 55903