



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease
Commercial/Office
Building



FOLEY COMMERCIAL/OFFICE BUILDING

Building Size: 7,500/sf

161 4th Avenue North, Foley, MN 56329

PRICE REDUCED

Eric O'Brien, Broker
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PROPERTY LOCATION

Located Downtown Foley

Two Blocks South of US Highway 23

On Street Parking Only

TRAFFIC COUNTS - 2023

* 4th Avenue North - 1,950 VPD

* Dewey Street - 1,300 VPD



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Commercial/Office Building | 2

PROPERTY OVERVIEW

Sales Price

~~\$299,000.00~~

Reduced to **\$289,000.00**

Lease Rate

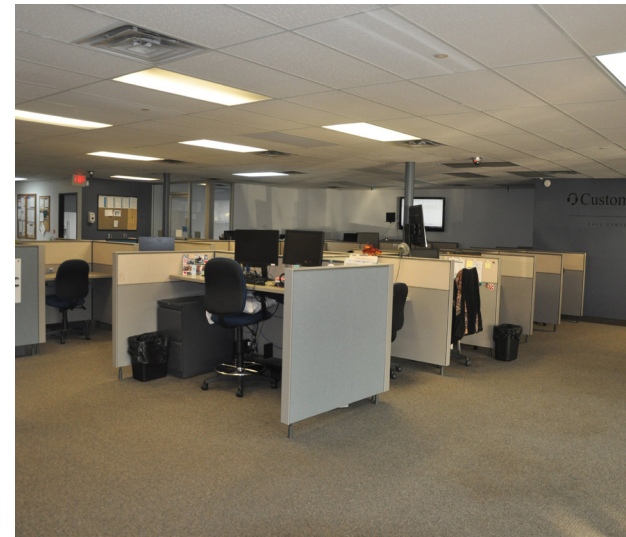
\$6.00/psf NNN (Operating Expenses \$5.00/psf)

Building Size	7,500/sf (Current use Call Center) Single or Multi-Tenant Building
Lot Size	0.17 Acres
County	Benton
PID	130012900
Taxes	2024 \$6,440.00
Zoned	B-1 Central Business District
Other	Sale Includes Electrical Generator Back-Up System in Basement



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FRONT OFFICE AREA



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BACK OFFICE AREA



* Forced Air Furnace (Heat & A/C)

* Electrical: 3 Phase / 400 Amp

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EXTERIOR



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