



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**

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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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# PROPERTY OVERVIEW

Sales Price

\$299,000.00

Reduced to \$289,000.00

Lease Rate

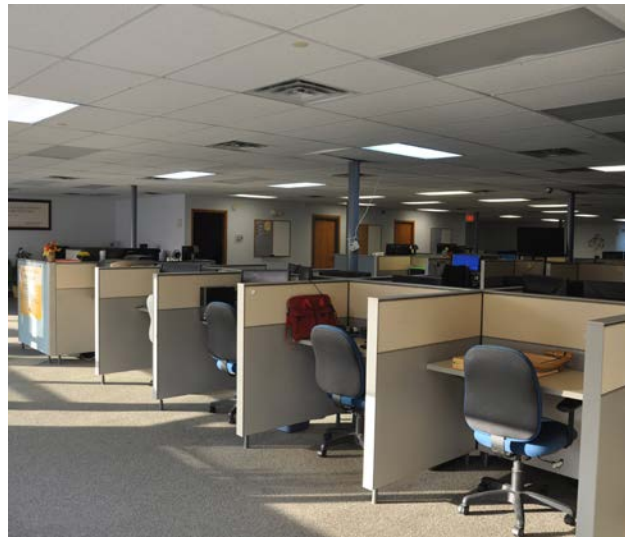
\$6.00/psf NNN (Operating Expenses \$5.00/psf)

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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