



COMMERCIAL REALTY SOLUTIONS

For Sale
Office/Warehouse
Industrial



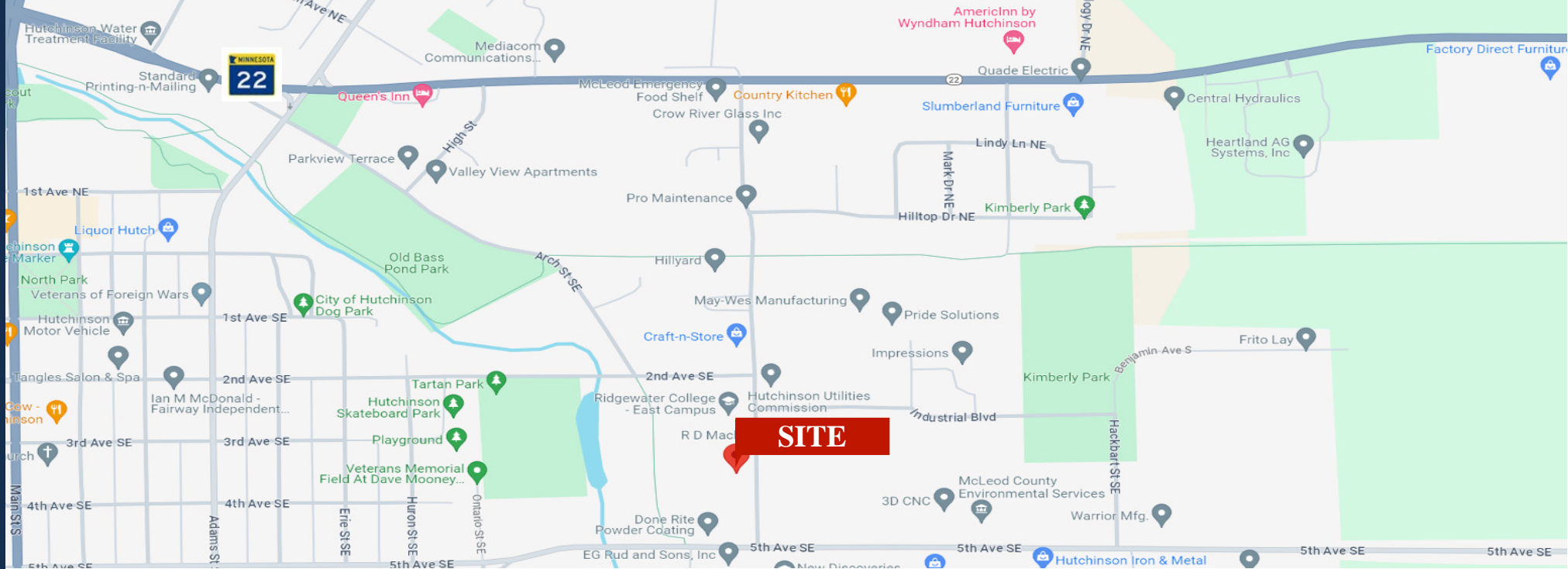
HUTCHINSON

Office/Warehouse Industrial

Building Size: 7,984/sf
340 Michigan St SE, Hutchinson, MN 55350

Wayne Elam, Broker
763.229.4982
WElam@crs-mn.com

Joseph Elam, Broker
320.282.8410
JElam@crs-mn.com



PROPERTY LOCATION

- * South of Highway 7
- * Businesses in the Area:
Done Rite Powder Coating, Hutch Bus Lines,
New Discoveries Montessori, Casey's General Store
and more.



TRAFFIC COUNTS - 2023

- * 5th Avenue - 3,850 VPD
- * Michigan Street - 2,950 VPD

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PROPERTY OVERVIEW

Sale Price

\$599,000.00

Building Size	7,984/sf
Lot Size	1.03 Acres
Wright County	PID 232-580-030
2024 Taxes	\$6,792.00
Zoned	I-1 Industrial
Parking Spaces	26

BUILDING OVERVIEW

- * 2,160/SF Office
- * Bay 1 - 1,640/sf - 12' x 12' Overhead Door
- * Bay 2 - 1,760/sf - 10' x 12' Overhead Door
- * Bay 3 - 900/sf - 10' x 8' Dock Door
- * Bay 4 - 2,270/sf - 4 (10' x 10') Overhead Doors. Cold Storage
- * Forced Air - Unit Heaters
- * Electrical - (3) 200 amp, 3 phase panels
- * Six (6) Overhead Doors; 4 (10'x10'), 1 (10'x12'), 1 (12'x12')
- * Clear Height - 12'
- * Occupancy Status: Office is vacant. Warehouse has a month to month tenant.

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OFFICE



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OFFICE (2)



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SHOP



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SHOP (2)



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EXTERIOR



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