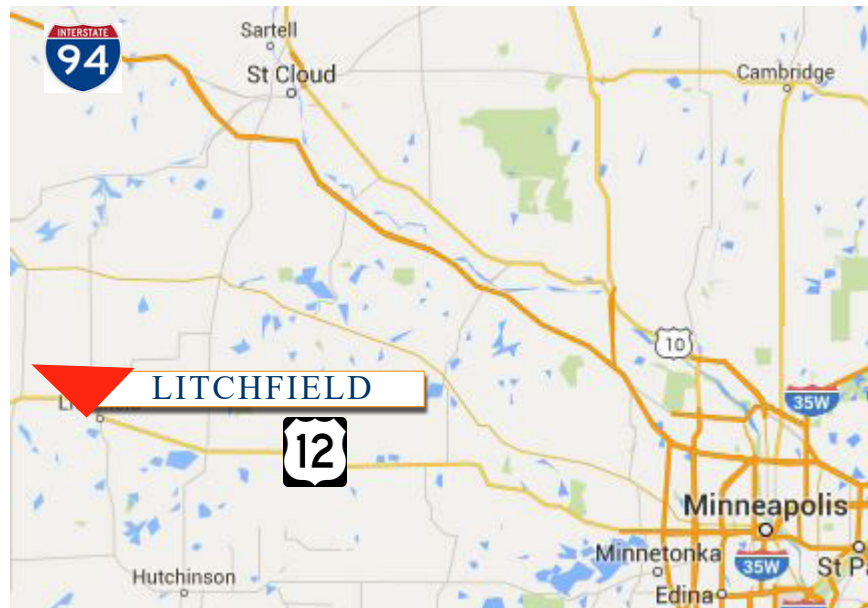


For Sale
Commercial Property
316 Sibley Avenue, Litchfield 55355



PROPERTY INFORMATION

- * Sales Price **\$459,000.00**
- * Building Main Floor 6,228/sf
Garage is 816/sf
- * Lot is .56 Acre
- * Meeker County PID 27.0939000
- * 2024 Taxes \$5,768.00
- * Current use is a funeral home
- * Zoned: B1 Business District
- * Built in 1903 (Additions in 1970, 1972 and 1979)
- * Businesses in the Area Include:
Super America, St. Paul's Lutheran Church, Litchfield Building Center, Burger King, USPS, Wells Fargo Bank, Meeker County Social Services, Public Library, Meeker Memorial Hospital and more



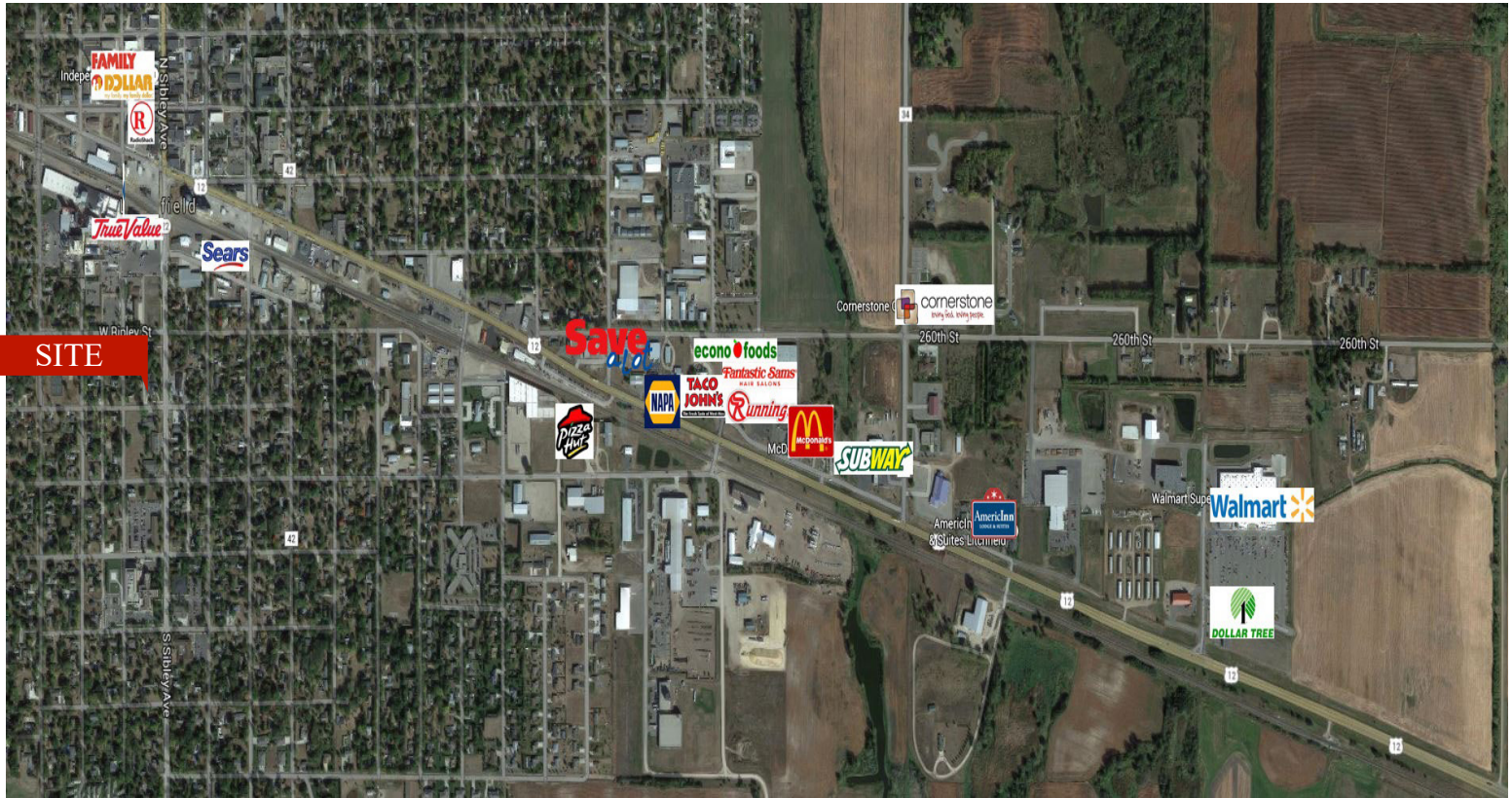
Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Property 316 Sibley Avenue, Litchfield 55355



LOCATION INFORMATION

- * Located South of Highway 23
- * Corner of W. Weisel St and S. Sibley Ave.
- * Close to many services and retail
- * Located on South Sibley Avenue (which is the main street)
- * High Profile Location

TRAFFIC COUNTS - 2023

- * Highway 12 - 9,800 VPD
- * Sibley Ave. - 7,500 VPD

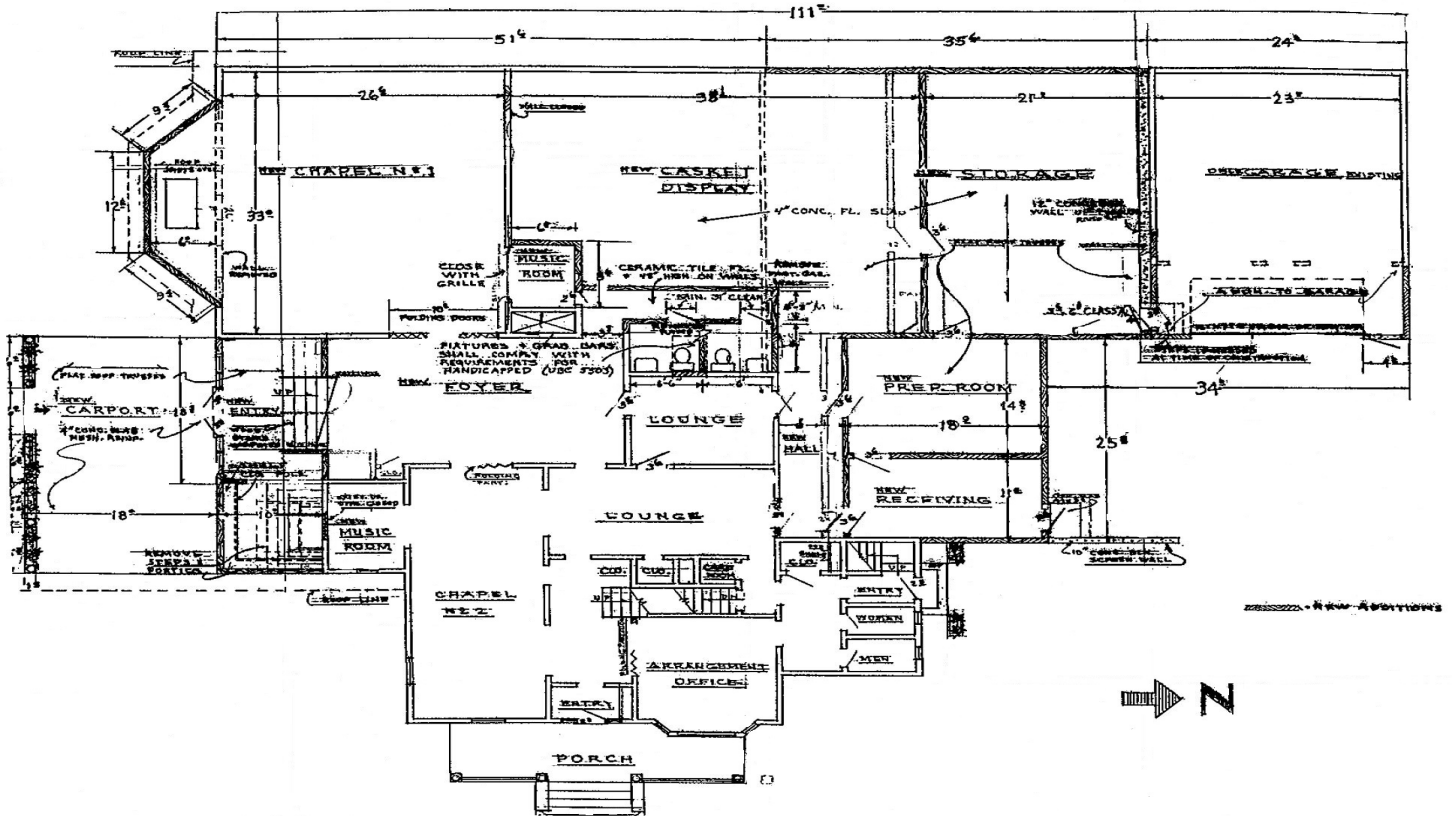
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COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Property 316 Sibley Avenue, Litchfield 55355



BUILDING INFORMATION

- * Attached 2-Car Garage
- * Heated Storage Room
- * Carport - South Side of Building
- * Great Enclosed Porch (replaced in last 5 years)
- * Multiple Meeting Rooms
- * 5 Entrances
- * Roof Replaced 2002-2004 (flat roof is older)
- * RTU replaced in last 5 years
- * Concrete Driveway
- * Double Hung Windows
- * Asphalt Shingles

1st Floor Floorplan

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**Currently A
Funeral Home**

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For Sale
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**Well
Maintained
Property**

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**Many
Large
Rooms**

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For Sale Commercial Property 316 Sibley Avenue, Litchfield 55355



PROPERTY INFORMATION

- * Apartment is 2 Bedrooms
- * Formal Dining Room
- * Lots of closets
- * Ceiling Fans
- * Baseboard Heat
- * Kitchen Appliances

**Upper Level
Apartment**

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For Sale Commercial Property 316 Sibley Avenue, Litchfield 55355



PROPERTY INFORMATION

- * Lots of storage
- * Wall A/C Unit
- * Great loft area

**Upper
Floor**

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For Sale
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**Oversized 2-Car
Heated Garage**

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