



## **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 . . . .



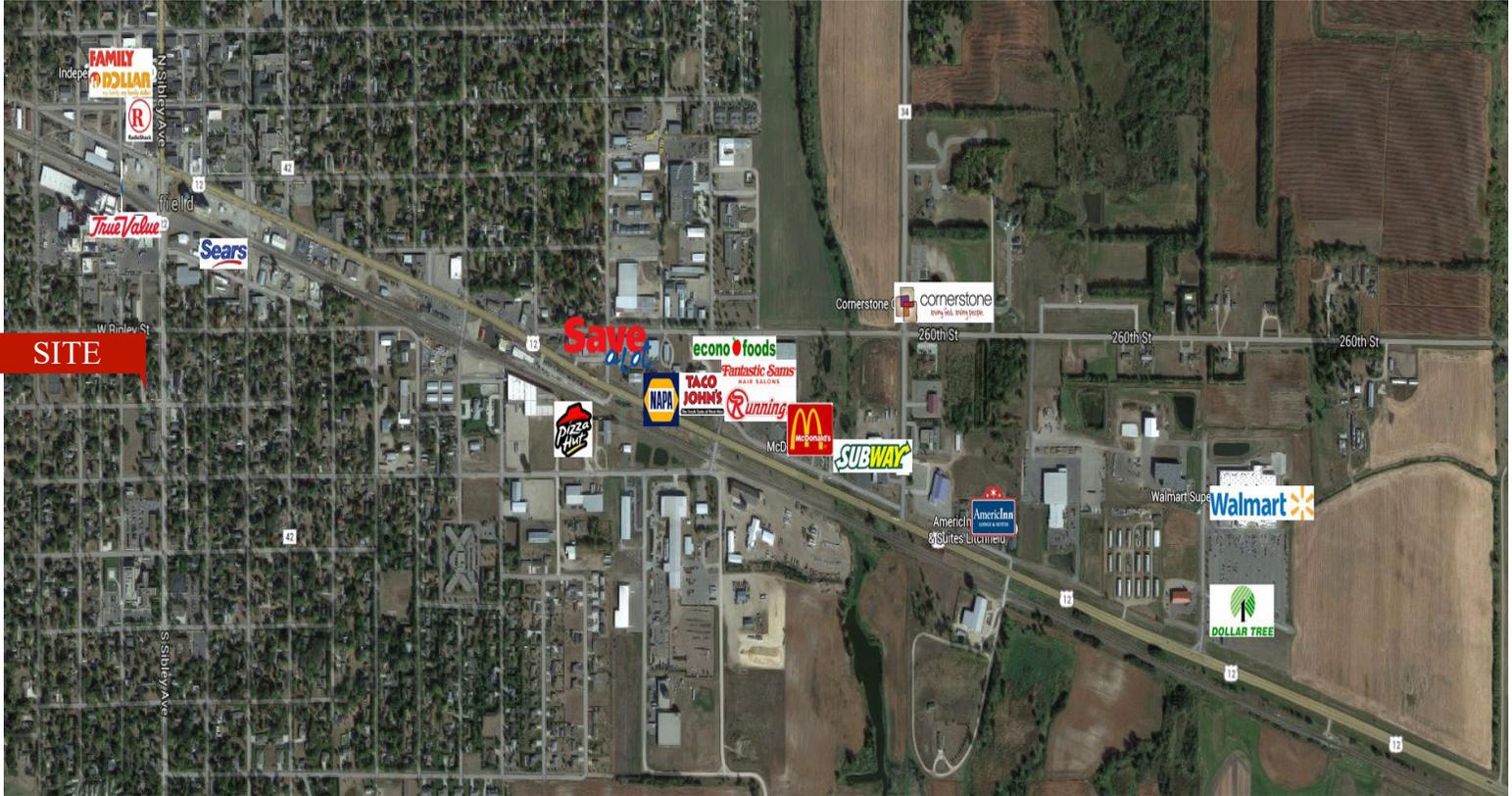
**Contact:**  
**WAYNE ELAM**  
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**WElam@crs-mn.com**

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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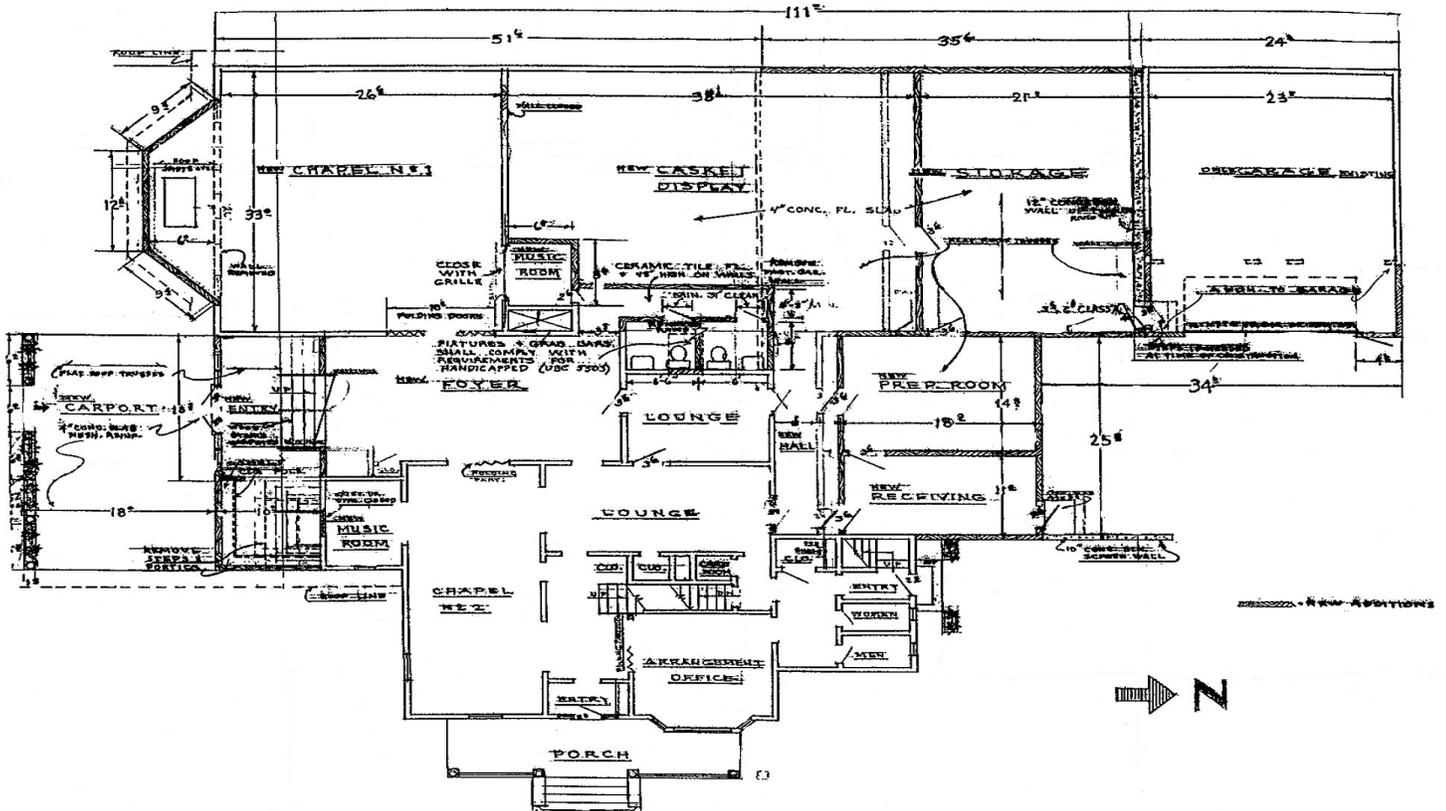
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For Sale  
Commercial Property  
316 Sibley Avenue, Litchfield 55355



### 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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**Well  
Maintained  
Property**

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**Many  
Large  
Rooms**

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COMMERCIAL REALTY SOLUTIONS

# 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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## PROPERTY INFORMATION

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

**Upper  
Floor**

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**Oversized 2-Car  
Heated Garage**

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