



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease
Commercial Office/
Retail Space



RICHMOND COMMERCIAL/RETAIL/OFFICE

Building: 1,150/sf (0.73 Acres)

19196 226th Street, Richmond, MN 56368

Eric O'Brien, Broker
612.281.4163
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PROPERTY LOCATION

- * East of Richmond's Downtown Core
- * Great Visibility from Hwy 23
- * Near Controlled Intersection
- * Businesses in Area Include:
C&D Granite, A&W Restaurant, Napa Auto Parts,
Richmond Tire & Auto, Dollar General, Wenner Funeral Home
and others.

TRAFFIC COUNTS - 2023

* US Hwy 23 - 12,600 VPD



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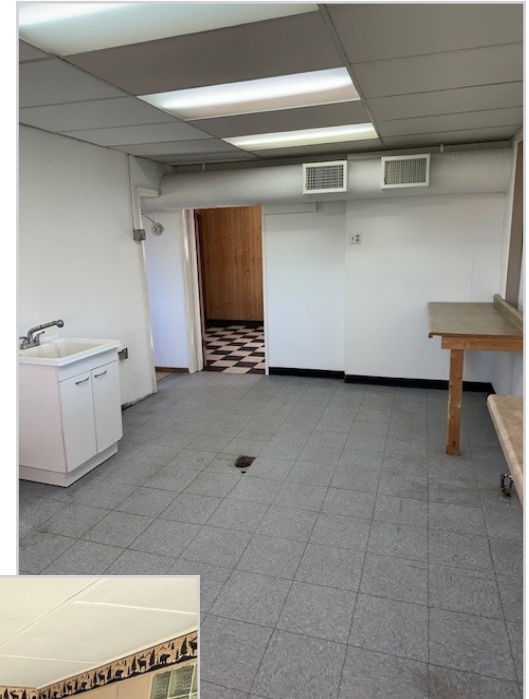
PROPERTY OVERVIEW

Sale Price	
\$194,500.00	
Lease Rate	
Negotiable / NNN	
Building Size	1,150/sf
Lot Size	.73 Acres
Stearns County	PID 36.23714.0000
Taxes 2024	\$896.00
Zoned	Highway Commercial



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INTERIOR



- * 1,150/sf Commercial/Retail Space with Approximately 14' x 10' Basement/Storage
- * Two (2) Private Bathrooms

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EXTERIOR



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