



PROPERTY LOCATION

- * 3rd St N West of Crossroads Mall
- * West of US Highway 15
- * Businesses in the Area:

Rejuv Medical, McKinley Area Learning Center, Kwik Trip, McDonald's, Ms. Melinda's Dance Studio and more...

TRAFFIC COUNTS - 2024

* 10th Ave N - 11,500 VPD * 3rd St N - 9,773 VPD



PROPERTY OVERVIEW

Sales Price \$370,000.00 Bank Owned Creative Bank Financing Available (Subject to Credit Approval)

Building Size 10 Unit Group Home

> Lot Size 0.22 Acres

County Stearns

> PID 98.61000.0000

2025 Taxes \$3,752.00 + Assessments \$184.00

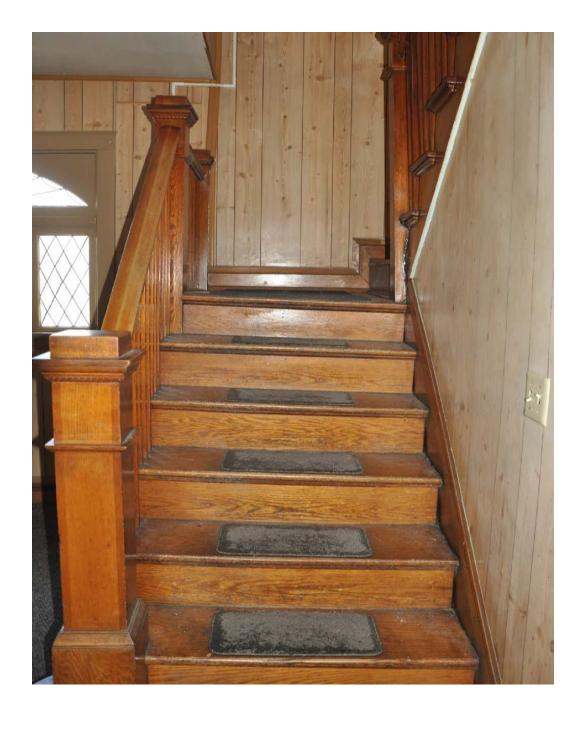
Zoned R-1 Single Family Residential

Other * Property is Bank Owned

* Creative Bank Financing Available -

Subject to Credit Approval

(Including Dollars for Improvements)



INTERIOR









- * Forced Air Furnace & A/C
- * Electrical 280V
- * Wet Interior Sprinkler System

INTERIOR









INTERIOR







PROPERTY INFORMATION

- * Upstairs Bedrooms
- * Private Deck & Entry off Hallway

INTERIOR/EXTERIOR







EXTERIOR









View from Front Door