



MLS 6703975 Commercial

**\$435,000**

635 2nd Street  
Perham MN 56573

Status: Active

**Description:**

Perham, MN - NE Industrial Park: 10,000+ sq ft steel beam structure on 1.2 acre lot.

The building was constructed in three phases:

1. The original 5,556 SF with mezzanine in the late 1980's.
2. 2500 SF addition with 18' sidewalls in early 1990's.
3. 2500 SF pitched to 16' end wall in the mid 1990's.

8" poured concrete floor designed for heavy industrial use.

The office area (recently update) has workspace typical for engineering jobs consistent with the tool shop use of the building. This area has three offices, two bathrooms, and a customer receiving area. Most recent utilization of the building has been for fabrication of food industry equipment.

The shop area has compressed air piping, two floor to ceiling welding strip curtains' separating the welding area. There are two 14'x12' overhead doors and one 10'x10' to the exterior and one 14'x12' overhead door located between the two fabrication areas.

The shop has 480 V, 3 phase electric and is heated by four ceiling hung gas fired Reznor space heaters from 125,000 to 225,000 btu's. There is a shop bathroom with shower. There is one floor drain with a flammable substance trap located between the partitioned shop. The shop has rigid interior walls and steel liner and updated LED lighting. Additional site improvements include; updated office space, concrete aprons, gravel driveway and parking areas, renovated and updated mezzanine, updated shop bathrooms and updated heating.

**Additional Details:**

Year Built	1989
Lot Acres	1.22
Lot Dimensions	212x250
Garage Stalls	6
School District	549
Taxes	\$3,440
Taxes with Assessments	\$3,440
Tax Year	2025



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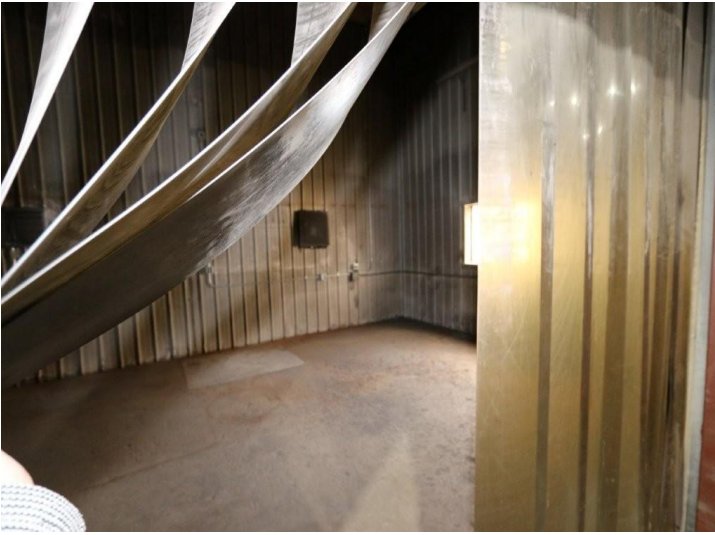


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