



MLS 6465720 Commercial

\$250,000

206 Minnesota Avenue
Sebekka MN 56477

Status: Active

Description:

I'm pleased to present an excellent business opportunity: the Sebekka Hardware Store, offered at \$250,000. This is a complete turnkey operation, established and successfully run by the same owner for over 40 years. The sale includes three parcels of land, the store building, storage facilities, a garage, and a potential apartment space. You'll also acquire all fixtures, a fully stocked inventory, established supplier contacts, and a great team of staff who are keen to stay on. With a paved parking lot and on-street parking, this business is ready for a seamless transition.

The owner has just passed away, and his family would like to see his dream continue, they are also selling a second hardware store in Menahga for \$200,000. The store's manager is available to provide advice and is willing to stay on to run the store for you. This is a fantastic opportunity to step into a fully established business with a strong foundation.

Additional Details:

Year Built	1900
Lot Acres	0.57
Lot Dimensions	108
Garage Stalls	2
School District	820
Taxes	\$2,391
Taxes with Assessments	\$2,660
Tax Year	2023

Additional Features:

Basement: Partial, Concrete, Storage Space **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

From Hwy 71 go East on Minnesota Ave to address and sign, on North side of road.



Listed By:
Dane Arthur Real Estate Agency-Crosslake

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