



MLS 6465720 Commercial

\$175,000

206 Minnesota Avenue
Sebekas MN 56477

Status: Pending

Description:

I'm pleased to present an excellent business opportunity: the Sebekas Hardware Store, offered at \$175,000. 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, available 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 passed away, and his family would like to see his dream continue. 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	24925
Lot Dimensions	108
Garage Stalls	2
School District	2285
Taxes	\$2,391
Taxes with Assessments	\$2,660
Tax Year	2023

Additional Features:

Basement: Partial, Concrete, Storage Space **Fuel:** Array **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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