



MLS 6465720 Commercial Sale

**\$350,000**



**Description:**

Hardware Store-same owner for over 40 years. Comes as a complete turnkey business, Land, (includes 3 parcels) Buildings, (Store, storage, garage and possible apartment) Fixtures, fully stocked inventory, Supplier contacts and a great staff that are saying they would like to stay on. Paved Parking Lot and on street parking. This store also has a small engine repair shop in the back, it also used to do plumbing and heating, so there are many options. No need to reinvent the wheel, this business is fully established. Owner retiring and is also selling the Hardware Store in Menahga MLS #6467044. Owner wants to see you succeed so will help with advice and training if wanted.

**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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