



MLS 7058300 Residential

\$1,350,000

8,164 sq ft
20 bedrooms
6 baths

202 3rd Avenue
Barnesville MN 56514

Status: Active

Description:

Exceptional turnkey opportunity! This fully renovated 20-bedroom(some are currently being used as exercise and game rooms), 6-bathroom property is currently operating as an adult foster care business and is well-suited for continued use or conversion to assisted living. Completely renovated since seller purchased the home.

This 3 story home is thoughtfully designed to accommodate both residents and potential employees, featuring private living quarters for an owner/operator as well as a separate 1-bedroom apartment for an employee.

This sale includes nearly all furnishings and operational essentials—allowing a seamless transition for the next owner—excluding only personal décor and wall hangings. The seller is also willing to assist qualified buyers with the licensing process, making this an ideal opportunity for those looking to enter or expand in the care industry.

Strong income potential with financials available; seller is willing to share 2025 income details with qualified buyers.

Step into a well-established, lucrative business with everything in place for immediate success.

See disclosure and addendum for updates. Appliances included are 2 washer/dryer sets, upright freezer, chest freezer, 5 refrigerators, 2 ranges, 1 dishwasher, 4 microwaves(2 built in-2 counter),

Additional Details:

Year Built	1888
Lot Acres	0.22
Lot Dimensions	9583
Garage Stalls	2
School District	812
Taxes	\$5,938
Taxes with Assessments	\$5,938
Tax Year	2025

Additional Features:

Basement: Block, Other, Concrete, Unfinished **Fuel:** Array **Garage:** 2 **Heat:** Hot Water **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Wall Unit(s)

Driving Directions:

I94 to front st. Turn left onto 3 Ave SE



Listed By:
Dakota Plains Realty

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