

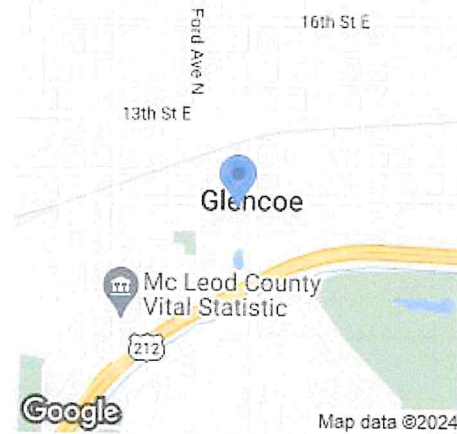
Property Full w/ Map

716 10th Street E, Glencoe, MN 55336-3159

Commercial
Business Opportunity, Office, Retail/Shopping Center

List #: **6522432**
Status: **Active**

List Price: **\$399,000**
Orig List Pr: **\$576,000**



Map Coordinate: **999/A1**
Directions: **From US Hwy 212 go west on 10th street 10 blocks to the property.**

Property ID: [220603220](#)

Const Status: **Previously Owned**
Total Units: **2.00**
Found Size: **8,229**
Found Dims: **85x97**
Year Built: **1980**
Acres/Sqft: **0.261/11,352**
Lot Dim: **86x132**
Current Use: **Business Service, Commercial, Office, Professional Service**
County: **McLeod**
List Date: **04/19/2024**
Rcvd by MLS: **04/19/2024**

For Sale/Lease: **For Sale**
Lease Type:
Tax Amount: **\$10,256**
Tax Year: **2023**
Assess Bal: **\$0**
Tax w/ Assess: **\$10,256**
Assess Pend: **No**
Homestead: **No**
Stories: **1**
Bldg FinSF: **8,229**
Building SqFt: **8,229**
Postal City: **Glencoe**
DOM: **102**
CDOM:/PDOM: **286/76**

General Information

Legal Desc: **TOWN OF FRANKLIN BLOCK-049 W 27' OF LOT 1 & E 42.5' OF LOTS 2-3 & N 31' OF W 27' OF LOT 4 & W 1' OF S 35' OF LOT 4 & VAC ALLEY**
School District: **2859 - Glencoe-Silver Lake**
Location: Section/Township/Range:
Fract Ownr: **No** Land Lease?: **No**
Comp/Dev/Sub: **Town Of Franklin**
Lot Desc: **Irregular Lot** Rental License:
Topography: **Level**
Road Frontage: **City, Curbs, Paved Streets, Sidewalks, State, Storm Sewer, Street Lights**
Rd Responsible: **Public Maintained Road**
Zoning: **Business/Commercial** Power Company:
Accessibility: **Grab Bars In Bathroom, No Stairs Internal**

Structure Information

Heat: **Forced Air, Outdoor Furnace**
Fuel: **Natural Gas**
Air Cond: **Central**
Garage: **0**
Oth Prkg: **5**
Exterior: **Block, Brick/Stone**
Roof: **Age 8 Years or Less, Flat, Rubber**
Water: **City Water/Connected**
Sewer: **City Sewer/Connected**

Features

Parking: **Parking Lot, Driveway - Gravel, Other**
Floors: **Carpet, Concrete Slab, Vinyl/Linoleum**
Pool: **None**
Ceiling Height: **8-10**
Window Feat: **Display Window(s)**
Construction: **Block, Brick, Concrete, Steel, Wall-Drywall, Wall-Insulated**
Overhead Door: **0-9 Feet**
Utilities: **Electric Separate, Heating Common**
Sale Includes: **Building**
Basement: **Slab**

Amenities-Unit: **Dock**
Building Feat: **440 Volt, Dock, Loading Dock**

Unit Information

Efficiencies: # 1 BR Units: # 2 BR Units: # 3 BR Units:

Remarks

Agent: **Seller has signed a contract to have a new rubber roof installed as part of the sales price.**
Public: **Take a look at this 8000+ square foot building. This property is located in downtown Glencoe along State Highway 22. The property is currently 2 units. Any retail or service business would be a perfect fit for this property. The building was built in 1980 and is a concrete building, with a dock in the rear of the building. There is on street parking and about 5 stalls of off-street parking in the back. This property will have a new roof installed as part of the sale. Great property!!!**

Compensation & Financial

Buy Brkr Comp: **2.70%** Sub-Agt Comp: Facilitator Comp: **2.70%** Variable Rate: **No**
List Type: **Exclusive Right** Lockbox Type: Lockbox Source:
Existing Financing: **Free and Clear**
Sellers Terms: **Cash, Conventional**
Assume Loan: Listing Conditions: **Standard**

Expenses & Income

Expenses

Tenant Expense: **Electric**

Annual Expenses

Electric: Fuel: Insurance: **\$1,524** Maintenance:
Repair: Trash: Water/Sewer: Manager: **\$2,245**
Gross Expense: **\$25,503** Operating Expense: **\$25,503**

Annual Income

Annual Gross Inc: **\$31,200**
Annual Net Inc: **\$5,697**

Agent/Office Information

Listing Agent: **[Brian L O'Donnell](#) 320-894-5682** Appointments: **[ShowingTime](#)**
Listing Office: **[Priority One-Metrowest Realty](#)** Appoint Phone: **320-864-4877**
Office Phone: **320-864-4877**

MLS #: **6522432** [716 10th St E , Glencoe, MN 55336-3159](#)

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MLS #: 6522432



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Chronicle 011.JPG



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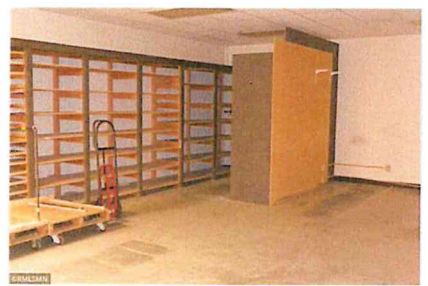
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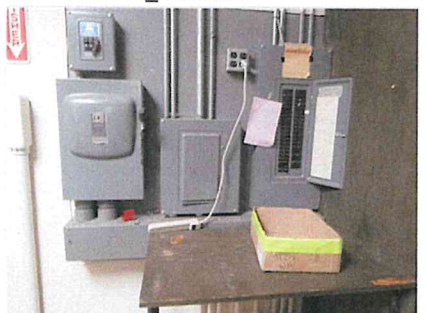
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