

360 Property View

608 Walnut Avenue, Madison Lake, MN 56063-2064

Commercial
Business Opportunity, Office, Retail/Shopping Center

List #: **6512331**
Status: **Active**

List Price: **\$375,000**
Orig List Pr: \$375,000



Property ID: [R140534261005](#)

For Sale/Lease: **For Sale**

Const Status: **Previously Owned**
Total Units: **1.00**
Found Size: **2,932**
Found Dims: **42x70**
Year Built: **1984**
Acres/Sqft: **0.330/14,375**
Lot Dim: **142x100**
Current Use: **Vacant**
Yearly/Seasonal: **Yearly**
County: **Blue Earth**
Postal City: **Madison Lake**
List Date: **04/01/2024**
Rcvd by MLS: **04/02/2024**

Lease Type:
Tax Amount: **\$5,300**
Tax Year: **2024**
Assess Bal: **\$0**
Tax w/ Assess: **\$5,300**
Assess Pend: **Unknown**
Homestead: **No**
Stories: **1**
Building Fin SF: **2,932**
Building SF: **3,894**

DOM: **0**
CDOM/PDOM: **0**

Directions: **Hwy 60 (Walnut Ave)**

General Information

Legal Desc: **MADISON LAKE TOWNSITE LOT 13 & 014 019 00**
School District: **77 - Mankato**
Location: **Downtown**
Fract Ownr: **No**
Comp/Dev/Sub:
Lot Desc: **Corner Lot, Tree Coverage - Light**
Road Frontage: **City, Paved Streets, Unpaved Streets, US Highway**
Rd Responsible: **Public Maintained Road**
Zoning: **Business/Commercial**
Accessibility: **Doors 36+, Partially Wheelchair, Wheelchair Ramp**

Section/Township/Range:
Land Lease?: **No**
Rental License:
Power Company:

Structure Information

Heat: **Forced Air**
Fuel: **Natural Gas**
Air Cond: **Central**
Garage: **0**
Oth Prkg: **0**

Exterior: **Brick/Stone, Steel Siding**
Roof: **Age Over 8 Years**
Water: **City Water/Connected**
Sewer: **City Sewer/Connected**

Features

Parking: **Gravel Lot, Uncovered/Open**
Floors: **Carpet, Vinyl/Linoleum, Wood**
Ceiling Height: **8-10**
Construction: **Block, Concrete, Wall-Drywall**
Utilities: **Electric Common, Heating Common, Hot Water Common**
Sale Includes: **Building**
Appliances: **Gas Water Heater**
Basement: **Concrete Block, Drainage System, Poured Concrete, Storage Space, Sump Pump, Unfinished**
Internet: **Cable**
Amenities-Unit: **Cable, Ethernet Wired, Washer/Dryer Hookup**

Unit Information

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

Remarks

Public: **Imagine the possibilities with this prime commercial building in Madison Lake, strategically positioned along bustling Highway 60! With its expansive layout and versatile design, this property offers endless opportunities for businesses to thrive. Boasting multiple entrances and six spacious rooms, along with three bathrooms and a convenient kitchenette area, it's equipped to accommodate a variety of ventures. Plus, with nearly 1000 sq ft basement space, perfect for storage or expansion, this property truly has it all. Don't miss out on this incredible chance to turn your entrepreneurial dreams into reality - Let's do it!**

Compensation & Financial

Buy Brkr Comp: **2.70%** Sub-Agt Comp: Facilitator Comp: **0.00%** Variable Rate: **No**
List Type: **Exclusive Right** Lockbox Type: **Combo** Lockbox Source:

Sellers Terms: **Cash, Conventional, Lease Purchase**
Assume Loan: **Not Assumable**

Listing Conditions: **Standard**

Agent/Office Information

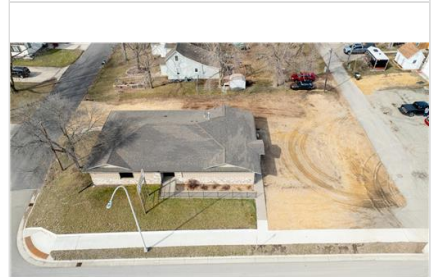
Listing Agent: **Mike Blow 507-497-8602**
Listing Office: **Re/Max Advantage Plus**

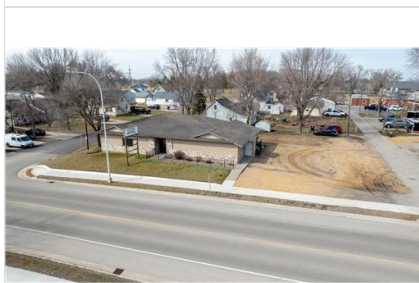
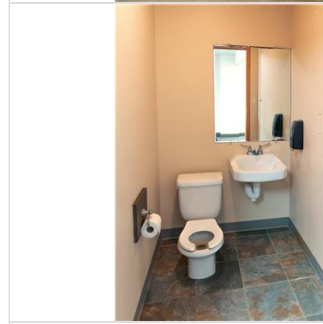
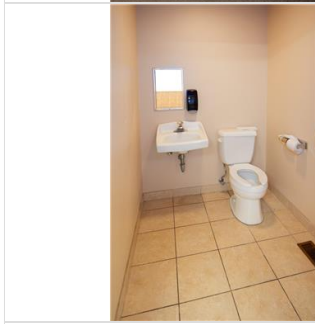
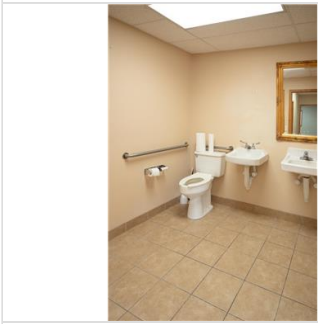
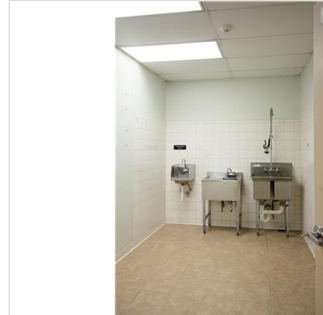
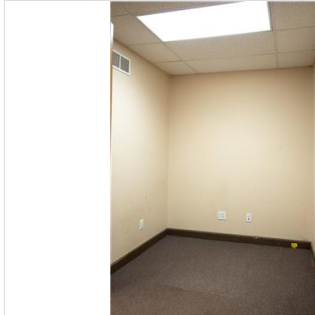
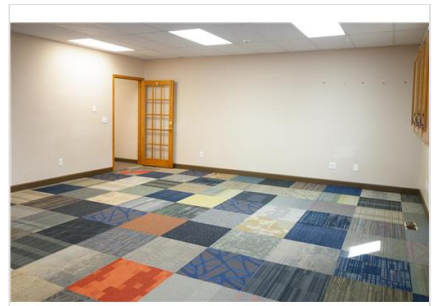
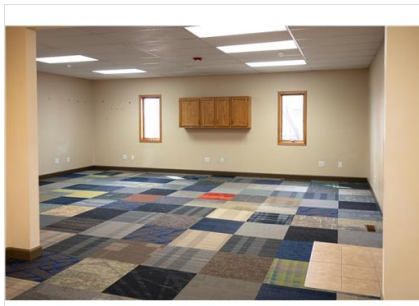
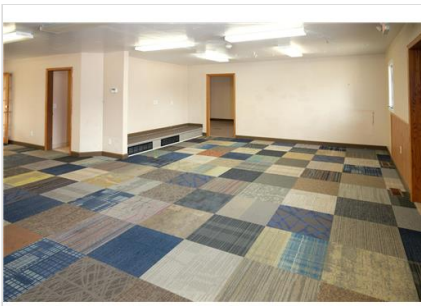
Appointments: **ShowingTime**
Office Phone: **651-272-4688**

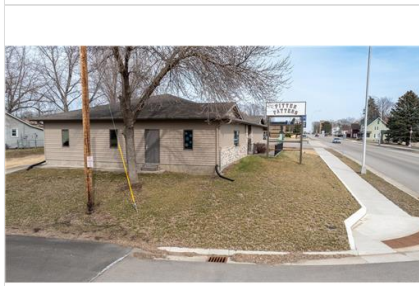
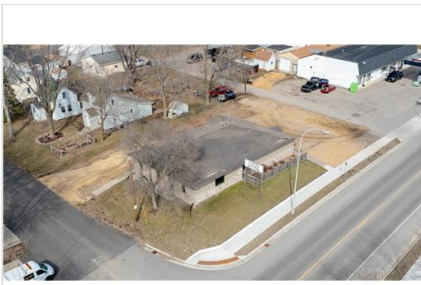
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