

Property Full w/ Map

315 E Main Street, Melrose, MN 56352-3034

**Commercial
Business Opportunity**

List #: **6560941**
Status: **Active**

List Price: **\$99,500**
Orig List Pr: \$99,500



Map Coordinate: **999/A1**

Directions: **Travel to Main Street in Melrose, commercial building located on the North side of the street.**

Property ID: [66366130000](#)

Const Status: **Previously Owned**
Total Units: **1.00**
Found Size: **2,317**
Found Dims: **22x106**
Year Built: **1930**
Acres/Sqft: **0.060/2,614**
Lot Dim: **22x110**
Current Use: **Other, Vacant**
County: **Stearns**
List Date: **07/01/2024**
Rcvd by MLS: **07/01/2024**

For Sale/Lease: **For Sale**
Lease Type:
Tax Amount: **\$1,218**
Tax Year: **2024**
Assess Bal: **\$0**
Tax w/ Assess: **\$1,218**
Assess Pend: **No**
Homestead: **No**
Stories: **1**
Bldg FinSF: **2,317**
Building SqFt: **3,358**

Postal City: **Melrose**
[DOM:](#) **9**
[CDOM:/PDOM:](#) **9/9**

General Information

Legal Desc: **34 -126 -033 LOT 4 LESS E2'10" & UND 1/2 OF E1' OF LOT 5 BLK 4 BOHMER'S RE-ARRGT**
School District: **740 - Melrose** Section/Township/Range: **34/126/33**
Location: **Downtown** Land Lease?: **No**
Fract Ownr: **No**
Comp/Dev/Sub: **Bohmers Re-Arrgt** Rental License:
Road Frontage: **City, Curbs, Paved Streets, Sidewalks, Street Lights**
Rd Responsible: **Public Maintained Road**
Zoning: **Business/Commercial** Power Company:
Accessibility: **No Stairs External**

Structure Information

Heat: **Boiler, Space Heater** Exterior: **Brick/Stone, Stucco**
Fuel: **Electric** Roof: **Flat**
Air Cond: **Wall** Water: **City Water/Connected**
Garage: **0** Sewer: **City Sewer/Connected**
Oth Prkg: **0**

Features

Parking: **On-Street Parking Only**
Floors: **Concrete Slab, Tile**
Garage Dim: **0** Garage SF: **0** Garage Door Ht: Gar Door Width:
Utilities: **Electric Common, Heating Common**
Sale Includes: **Building, Fixture/Equipment**
Appliances: **Range**
Ranges: **One** # Refrigerators: **Four**
Basement: **Partial, Poured Concrete, Storage Space, Unfinished**
Amenities-Unit: **Tile Floors**

Unit Information

#	Beds	F Baths	H Baths	1/4 Baths	3/4 Baths	Ttl Baths	# Rms	Sqft	Level	Leased	Lease Exp	Mnth \$
1						0				No		
# Efficiencies:	0		# 1 BR Units:	0		# 2 BR Units:	0			# 3 BR Units:	0	

Remarks

Agent: **Building was used for a meat market. Unsure if boiler works. Built-in space heaters in front of building, garage heater in back of building. Equipment/fixtures and everything in building stays with the property. Equipment/fixture list in supplements. We believe there are 2 walk-in meat smokers in the building. Utility information is not provided. City of Melrose has a deferred loan program, please see brochure in supplements.**

Public: **Your chance to start a business on Main Street in Melrose! Property features: 3 walk-in freezers, 1 walk-in cooler, 2 refrigerated display cases, 1 display fridge, meat slicer, vacuum sealer and an assortment of prep tables & additional equipment. Built in 1930s, this building is in good condition with 2,317 sq ft on the main level. Customers will appreciate the ample on-street parking with sidewalks & street lights. Lower level has a half bath, office area and inventory storage room. Don't miss this opportunity to start a successful meat market, flower shop or retail business at an affordable price! Inquire about the City of Melrose's Commercial Loan Program. Located downtown Melrose; close to successful businesses and retail shops... make your dream of owning a small business come true TODAY!**

Compensation & Financial

Buy Brkr Comp:	2.50%	Sub-Agt Comp:	Facilitator Comp:	2.50%	Variable Rate:	Yes
List Type:	Exclusive Right		Lockbox Type:	Combo	Lockbox Source:	
Sellers Terms:	Cash, Conventional		Listing Conditions:	Lender Owned (REO)		
Assume Loan:						

Agent/Office Information

Listing Agent:	Aimee Hegg 320-291-8552	Appointments:	ShowingTime
Listing Office:	Central MN Realty LLC	Appoint Phone:	320-291-8552
CoList Agent:	Jacob Imdieke 320-491-7157	Office Phone:	320-363-4363
CoList Office:	Central MN Realty LLC	Office Phone:	320-363-4363

MLS #: **6560941** [315 E Main St , Melrose, MN 56352-3034](#)