

200 Hardman Avenue N South St. Paul, MN

For Sale

Real Estate & Business For Sale

Sale Price: \$8,900,000.00



For More Information, Please Contact:

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RESIDENTIAL • COMMERCIAL • INVESTMENT

"We never promise more than we can deliver but we deliver more than we can promise"

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Highlights:

- **Building #1**

29,774 Sq. Ft.

(24,800 Sq. Ft. Industrial Manufacturing & 4,974 Sq. Ft. Office)

100 ft. Clear Span

40 Foot Sidewalls

24 ft. clear below the hook of crane

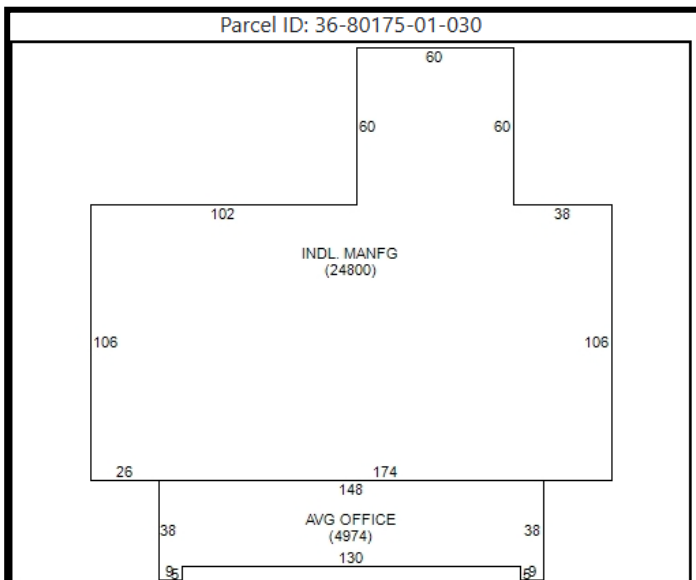
- **Building #2**

14,450 Sq. Ft.

85 ft. Clear Span

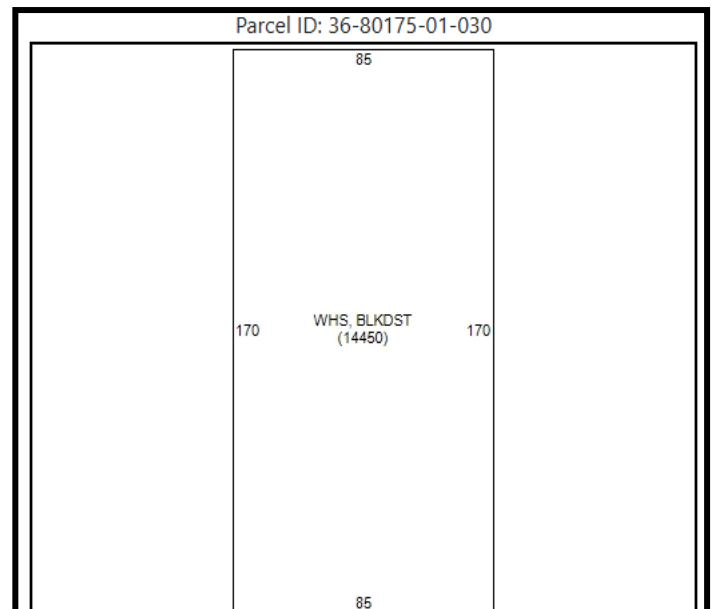
32 Foot Sidewalls

24 ft. below the hook of crane



Card 1 of 2 Cards - [Next](#)

Code	Description	Area	Living Area
426	INDL. MANFG	24800.00	0.00
AOF	AVG OFFICE	4974.00	0.00



Card 2 of 2 Cards - [Back](#)

Code	Description	Area	Living Area
458	WHS, BLKDST	14450.00	0.00

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Property Details

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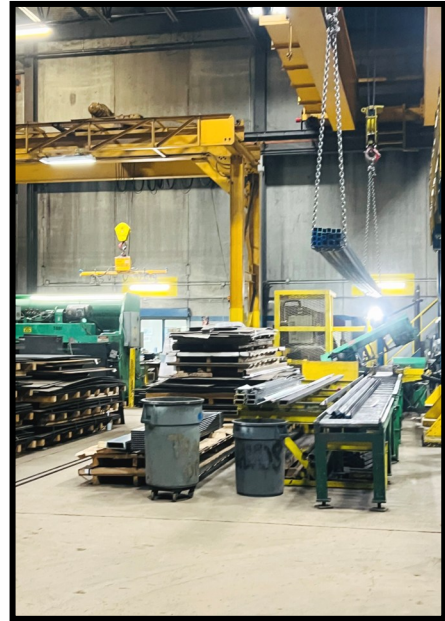
Parcel: 36 80175 01 030

Current Use: Manufacturing

Zoning: Industrial

Acres: 3.38

2026 Taxes: \$104,586.00



*****Plus Inventory at Closing*** (approximately at \$1,700,000.00)**

The South St. Paul Steel Supply Co., Inc, (SSPSS) book of business, internal service center equipment, internal office furnishings, fixtures and operating equipment, and ISO 90001 business certification, and bridge & gantry cranes.

South Saint Paul Steel Supply Co., Inc.
procures, stock-holds, processes and distributes quality steel and alloy products, and procures subcontracting services that meet the expectations of our customers. When and where they need it.

**Total package for the sale of real-estate, business
& equipment \$8,900,000.00**



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Appraisals have been completed to support the total sale price of **\$8,900,000**, broken down as follows:

- **\$4,910,000** – Real Estate
- **\$2,230,000** – Business
- **\$1,750,000** – Furniture, Fixtures & Equipment (FF&E)

Financing: Local community bank has been involved with the appraisal process and is ready to work with a Buyer.

Real Estate Only:

The seller is open to selling the **real estate including the two crane buildings and addition to the main with crane**. Please note, a **new appraisal** would be required to reflect the property's full value inclusive of the two crane buildings with addition currently on site.



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