

## 360 Property View

106 Louis Street W, Cologne, MN 55322-9698

**Commercial  
Industrial**

List #: **7047863**  
Status: **Active**

List Price: **\$435,000**  
Orig List Pr: \$435,000



Property ID: **400500670**

For Sale/Lease: **For Sale**

Const Status: **Previously Owned**

Lease Type:

Total Units: **1.00**

Tax Amount: **\$1,944**

Found Size: **3,000**

Tax Year: **2025**

Year Built: **1900**

Assess Bal: **\$70**

Acres/Sqft: **0.172/7,405**

Tax w/ Assess: **\$2,014**

Lot Dim: **65x140**

Assess Pend: **No**

Current Use: **Automobile Service, Warehouse**

Homestead: **No**

Yearly/Seasonal: **Yearly**

Building Fin SF: **3,000**

County: **Carver**

Building SF: **3,000**

Postal City: **Cologne**

Municipality: **Cologne**

Listing City: **Cologne**

List Date: **04/02/2026**

DOM: **0**

Rcvd by MLS: **04/02/2026**

CDOM/PDOM: **0/0**

Directions: **Hwy 212 to Cty Road 284 Head North to Louis St W, head west to property.**

### General Information

Legal Desc: **W1/2 LOT 5 EXC: E 10' & LOT 7 EXC: E 10' IN BLK 16 & INCL E 4' OF JOHN ST LYING BETWEEN WLY EXT OF N LINE OF LOT 5 & WLY EXT OF S LINE OF LOT 7 CRV# 16634 SUBDIVISIONNAME CITY LOTS OF COLOGNE BLOCK 01**

School District: **108 - Central (952-467-7000)** Section/Township/Range: **13/115/25**

Location: Land Lease?: **No**

Fract Ownr: **No**

Comp/Dev/Sub: **City Lts Of Cologne** Rental License:

Zoning: **Business/Commercial** Power Company:

Accessibility: **No Stairs External**

### Structure Information

Heat: **Other** Exterior: **Metal**

Fuel: **Natural Gas** Water: **City Water/Connected**

Air Cond: **Wall** Sewer: **City Sewer/Connected**

Garage: **2**

Oth Prkg: **5**

### Features

Parking: **Uncovered/Open**

Floors: **Concrete Slab, Floor Drains**

Ceiling Height: **11-15**

Garage Dim: Garage SF: Garage Door Ht: **10** Gar Door Width: **12**

Utilities: **Electric Separate, Heating Separate**

Sale Includes: **Building, Land**

Basement: **None**

Internet: **Cable**

### Unit Information

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

### Remarks

Agent: **Limited Service This is an MLS Entry-Only Listing; all information is provided by Seller. Buyers/Agents to verify all measurements and details. \* Showings: Call (612) 702-6381. \* Offers: Submit directly to flatfeemn@gmail.com and fsw.skinner@outlook.com \* Post-Execution: Agents, please email a copy of the executed PA to flatfeemn@gmail.com promptly. \* Earnest Money: To be held by Buyer's Brokerage or Title Company. \* Assistance: If Seller is unreachable, contact 952-529-0066.**

Public: **Owner financing not available Property Details - PID # 400500670 - Approximately 3000 SF under roof - Shop area 1927 SF - Non-Certified Paint Booth / Clean room approximately 375 SF of additional floor space. Facility Description: Shop area has trench drain with 300-gallon flammable waste trap. two air compressors, airlines throughout, three phase power, heat and AC, power washer services both bays and two overhead garage doors measuring 10'x12'. Shop area is also equipped with a non-certified paint booth/clean room and mixing room "fire suppression system is obsolete" - ventilation system works well. Office space and restroom in good condition. Property has significant external parking and storage - approximately 45' x 30' gravel lot in front of garage doors for parking - 20' x 40' industrial cement slab on side of building Highlight. The property boasts a premier downtown location in Cologne, MN with great retail visibility, towering signpost for customer signage and incredible access to Hwy 212.**

### Financial

List Type: **Service Agreement** Lockbox Type: Lockbox Source:

Assume Loan: Listing Conditions: **Standard**

Occupant Type: **Owner** Owner Name:

## Agent/Office Information

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Listing Agent: [Jeffrey Hagel](#) 952-395-2799  
Listing Office: [Jeff Hagel](#)

Appointments: [ShowingTime](#)  
Office Phone: 952-395-2799

MLS #: **7047863** [106 Louis St W, Cologne, MN 55322-9698](#)

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