

FOR SALE | OFFICE



OFFICE BUILDING

705 Hillside Ave, Pine City, 55063



FOR MORE INFORMATION CONTACT:

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RE/MAX Synergy

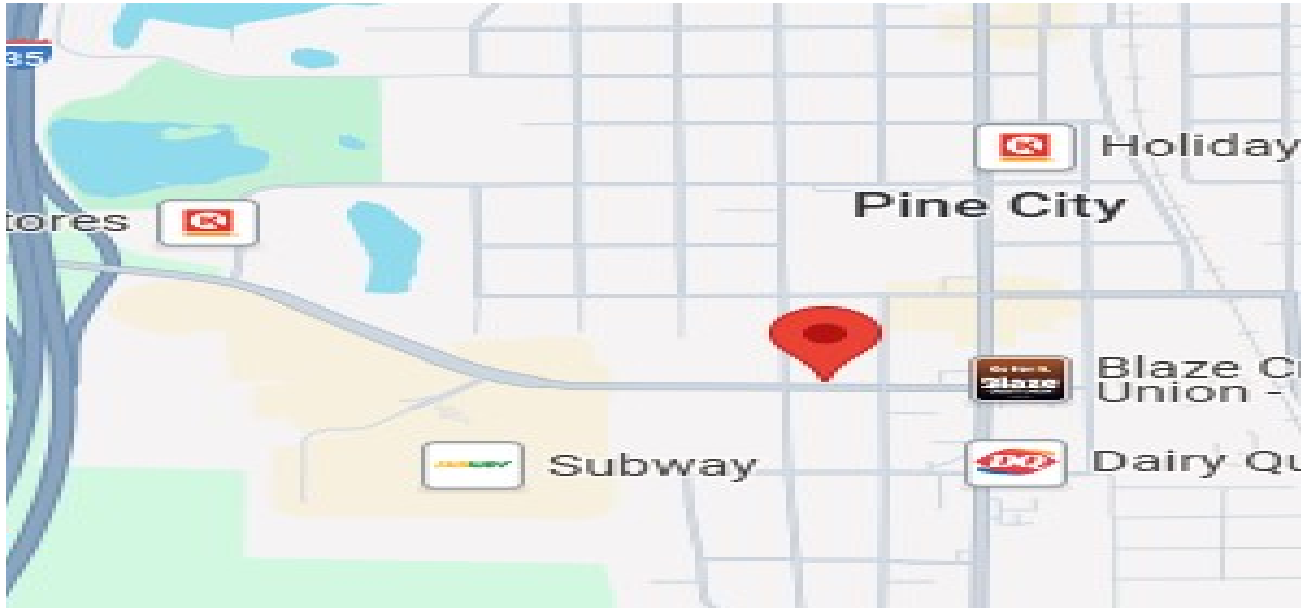
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PROPERTY HIGHLIGHTS



- **3,600 SF - SINGLE-TENANT BLDG**
- **CONVENIENT LOCATION - CLOSE TO I-35**
- **STRONG TENANT IN PLACE SINCE 2013**
- **2 YEARS REMAINING ON TERM**
- **NOI: \$34,049 / 8.6 CAP**
- **PID: 420282000**
- **PRICE: \$395,000**

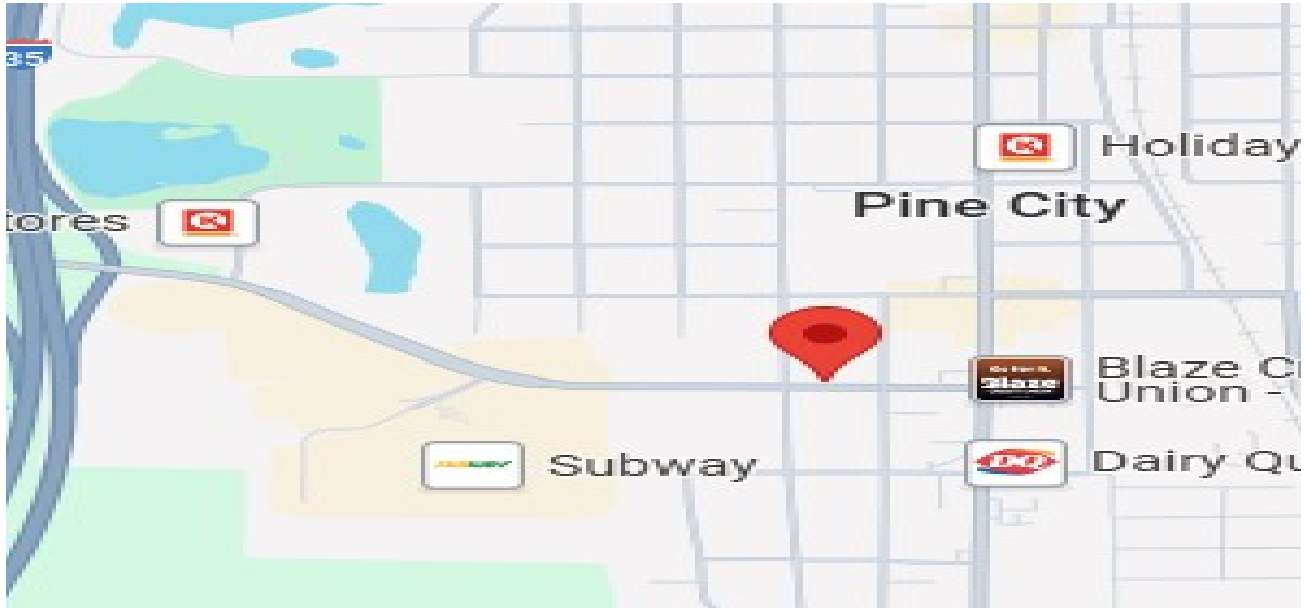
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PROPERTY HIGHLIGHTS



NEW FURNACE IN 2019

NEW A/C IN 2019

REMODEL FRONT ELEVATION 2022

PARKING LOT SEAL COATING 2020

NEW SIDING AND WINDOWS 2024

BUILDING REMODELED FOR TENANT 2013

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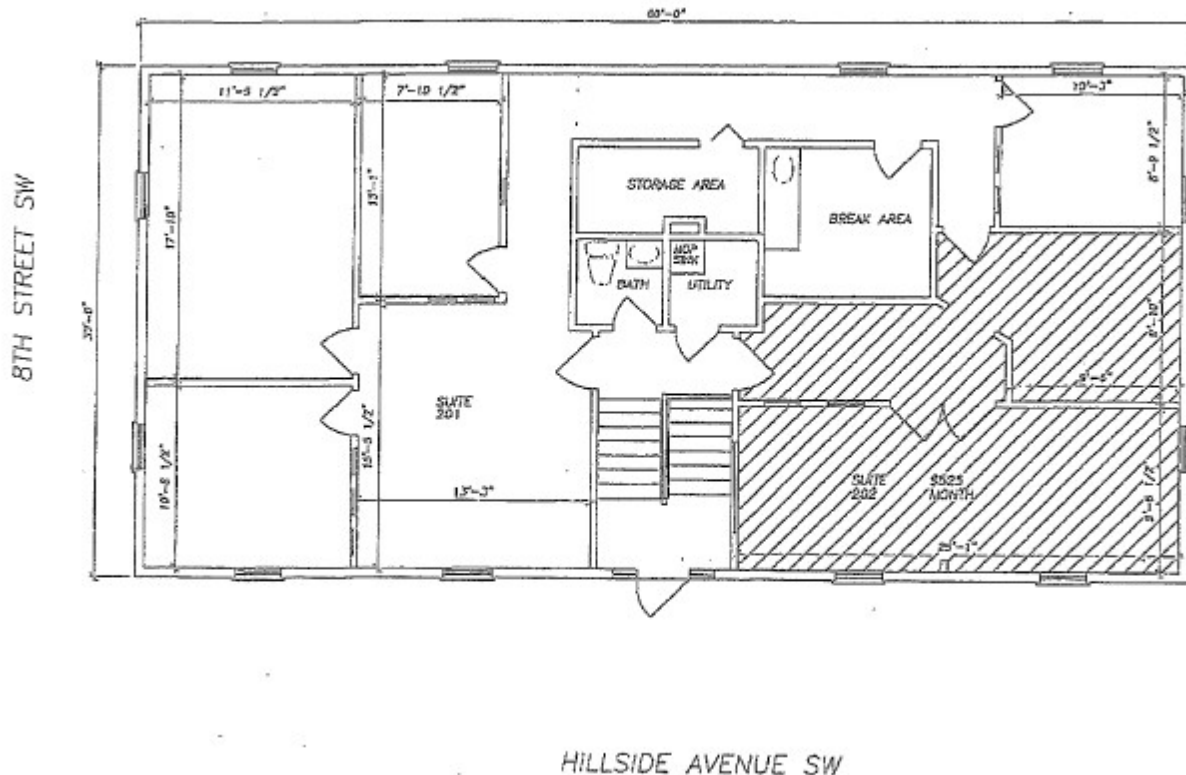
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FLOOR PLAN

Upper Level



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FLOOR PLAN

Lower Level

