



# Cardinal Realty

of SE Minnesota, Inc.

Broker 612-590-0108  
West Concord 507-527-2011  
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[www.cardinalrealtymn.com](http://www.cardinalrealtymn.com)

325 State Street - PO Box 169, West Concord, MN 55985

**List Price \$225,000**

## MAIN STREET OFFICE SPACE AVAILABLE



Establish your business in this well-maintained building, offering 3 exterior offices, break area, 2 bathrooms, large flex space as you enter from Main Street, full basement for additional storage, and offering both on and off-street parking.

Current tenant is on a Month-to-Month lease, with new owner able to structure or use as needed.

**20 E Main Street, Dodge Center, Minnesota**

### RECENT CAPITAL IMPROVEMENTS

- Front Exterior (Door and Windows)– 2017 - \$24,740
- AC Replacement - - 2017 - \$3,139.50
- Roof Repair – Schwickert’s Tecta America – 2018 - \$5,625
- Back Door - Johnson Hardware Co – 2020 - \$1,448.25
- Repair/Upgrade interior offices - Handyman Services – 2020 - \$4,735
- Back Parking - Rochester Asphalt & Concrete – 2021 - \$13,532
- HVAC Service (Blower Motor replaced) – 2025 - \$2,675

### IDEAL FOR

Professional offices • Medical or wellness services • Financial or insurance users • Consulting or administrative businesses

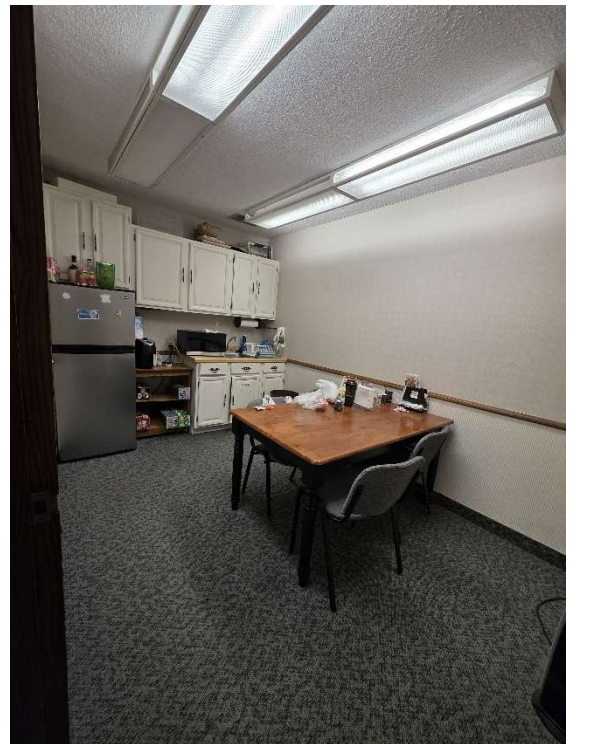
**BUYER BROKER CO-OP – 5%**

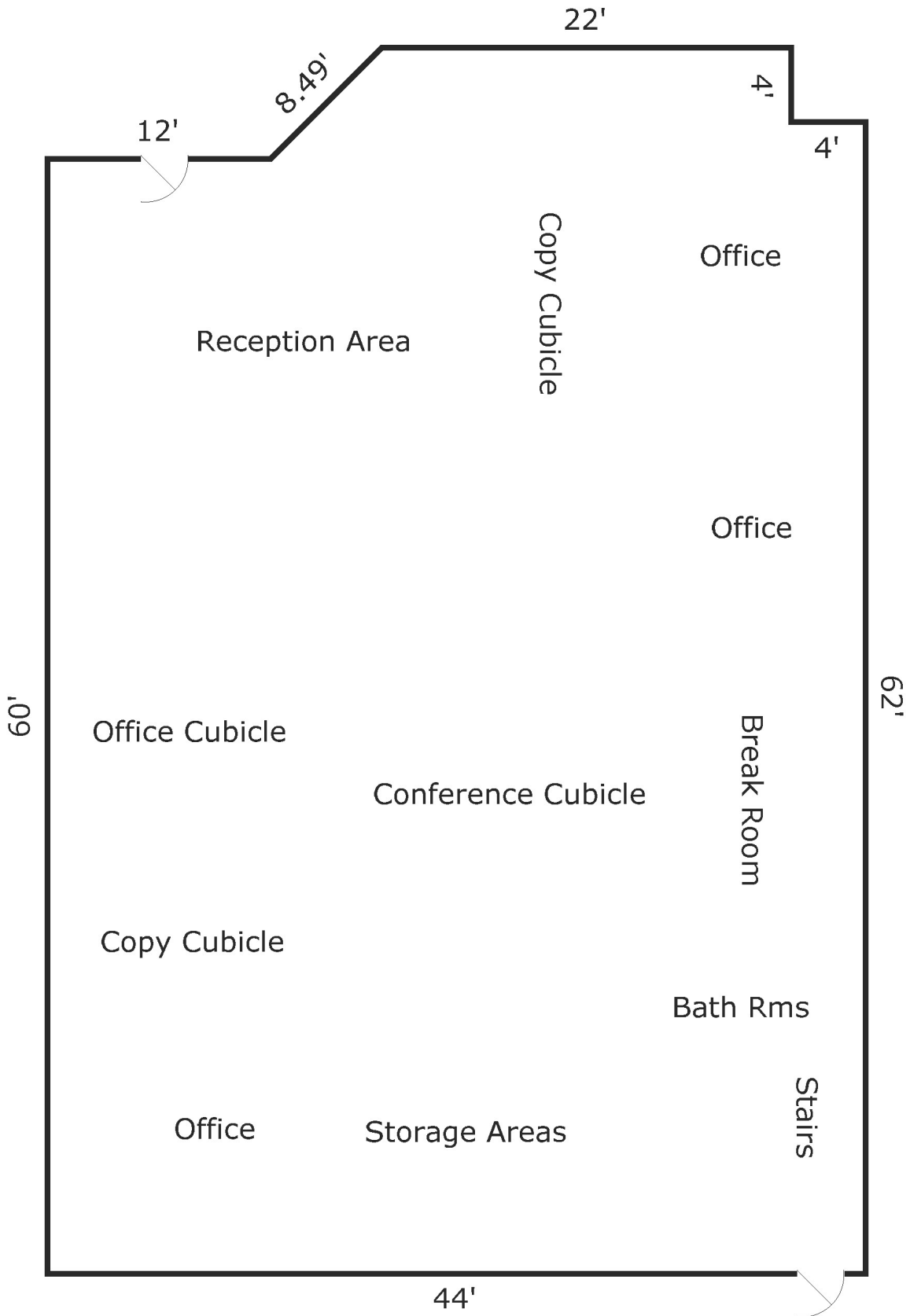
### AGENT CONTACT INFORMATION

**Contact:** Greg Klevos – Cardinal Realty of SE MN, Inc.

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**Email:** [gklevos@cardinalrealtymn.com](mailto:gklevos@cardinalrealtymn.com)





TOTAL Sketch by a la mode

**Area Calculations Summary**

Living Area		Calculation Details	
First Floor	2798 Sq ft	$44 \times 60 = 2640$	
		$2 \times 4 = 8$	
		$6 \times 22 = 132$	
		$0.5 \times 6 \times 6 = 18$	
<b>Total Living Area (Rounded):</b>	<b>2798 Sq ft</b>		