

FOR SALE OR LEASE

Annandale, MN

Industrial / Flex Space | Lease-to-Own Option Available



121 Myrtle Ave S, Annandale, MN 55302

PROPERTY HIGHLIGHTS

- Approx. 2,670 gross SF
- Highway 55 location near downtown
- Immediate highway access
- Drive-through shop with 12-foot doors
- In-floor boiler heat
- Separate office and additional work area
- Lease-to-own option available

Lease-to-own terms may include a portion of rent credited toward a future purchase, subject to agreement.

PURCHASE PRICE

\$350,000

LEASE RATE

\$2,800 / MO

Plus utilities



FORTIFY
COMMERCIAL

Contact



TRENT MESECK
Broker | Fortify Commercial



(763) 200-1440
PHONE



trent@fortifycommercial.com
EMAIL



fortifycommercial.com
WEBSITE

PHOTOS



Front Entrance



Rear / Overhead Door Access



Office / Entry Area



Main Shop / Warehouse



Main Shop / Warehouse

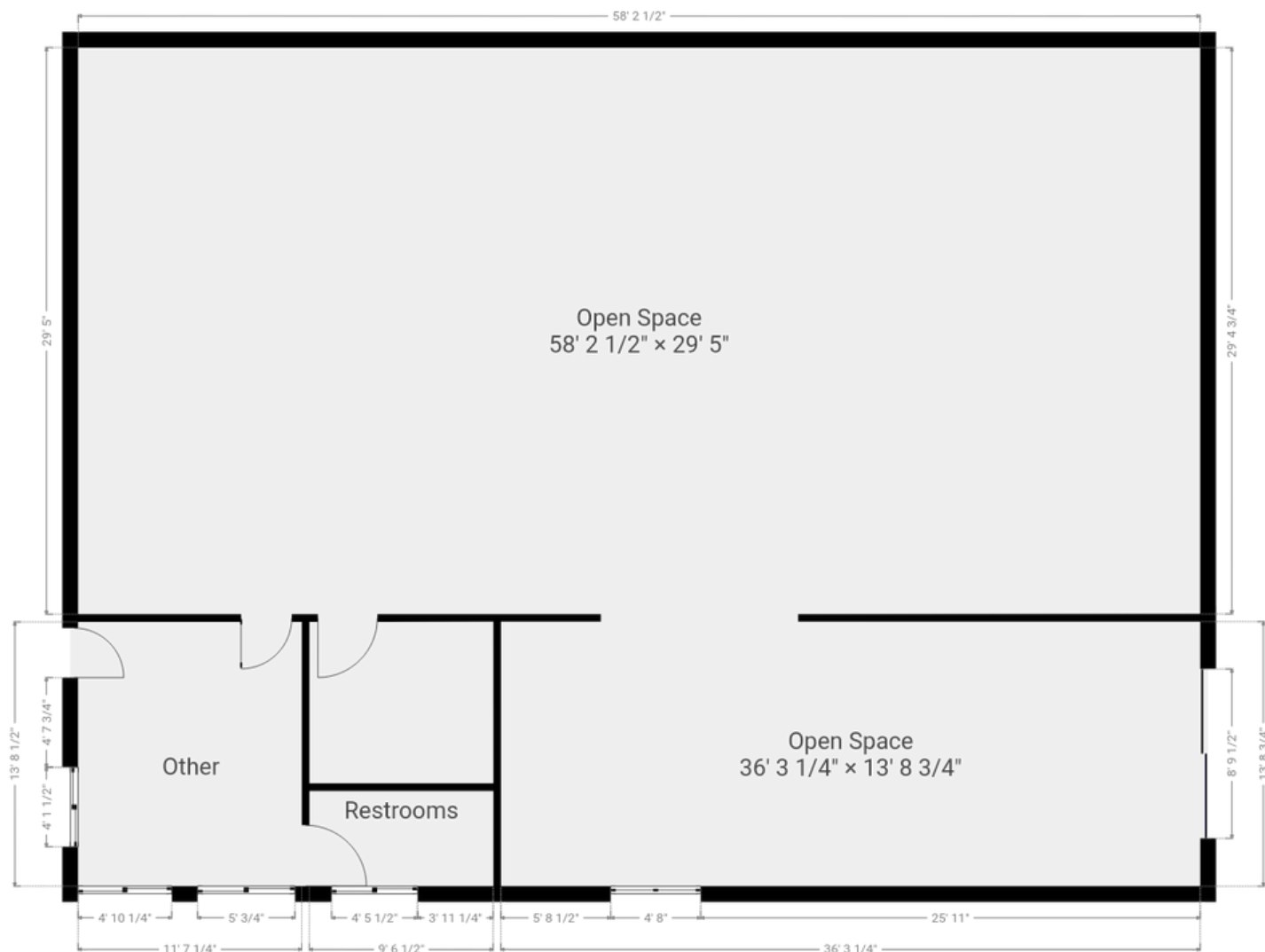


Additional Work Area



Buildout or layout changes may be considered,
subject to owner approval and agreed lease terms.

FLOORPLAN



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Approximate layout and dimensions. Tenant to verify suitability for intended use.

PARCEL OVERVIEW



121 Myrtle Ave S | Annandale, MN

Illustrative parcel exhibit. Approximate boundaries; not a survey.
Verify boundaries and access with county records or a survey.

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LOCATION AND ACCESS



HIGHWAY 55 LOCATION

Located on Highway 55 near downtown Annandale, with immediate highway access.



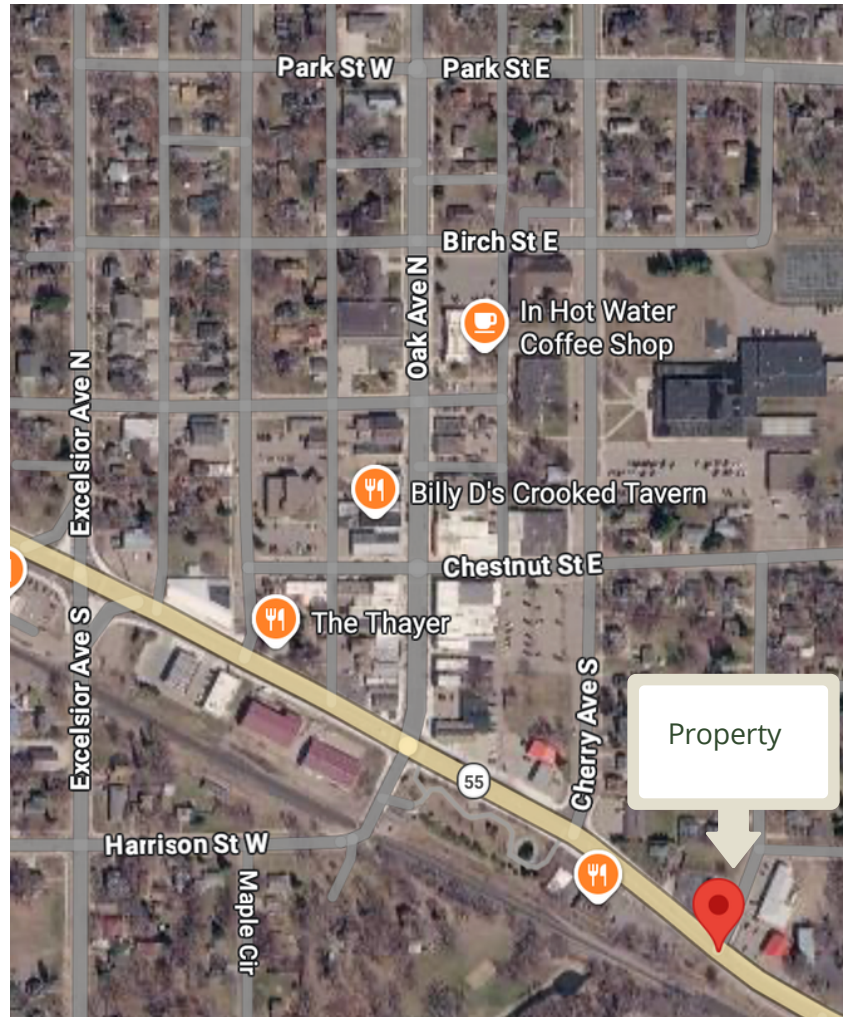
DRIVE-THROUGH SHOP

Drive in and out through 12-foot overhead doors for convenient vehicle and equipment access.



SHOP + OFFICE

Combine workspace, storage, and a separate office in one location, with in-floor boiler heat.



POTENTIAL USES



CONTRACTORS



SERVICE BUSINESSES



WORKSHOP



STORAGE



SHOWROOM

Potential uses subject to zoning, property suitability, and owner approval.



LET'S CONNECT

Contact Trent Meseck for purchase and lease details or to schedule a showing.



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