

FOR SALE OR LEASE

Hinckley - US Dept of Agriculture Property

260 Morris Ave
Hinckley, MN 55037



RICE

REAL ESTATE
SERVICES

4,200 SF Building Situated on 2.1 Acres

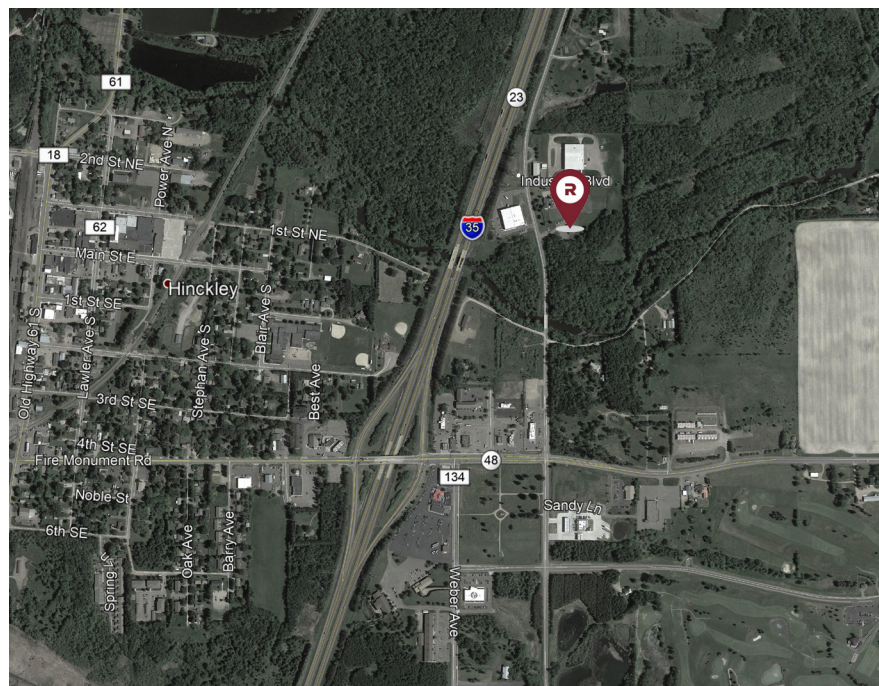


PROPERTY DESCRIPTION:

4,200 total square feet of professional office building situated on 2.1 acres of property. Building enjoys share vestibule, parking, restrooms and breakroom. Land area of 2.1 acre provides for ample parking, modest expansion and/or outdoor storage. Property enjoys corner frontage from Morris Avenue in Hinckley, MN. Conveniently located blocks from Interstate 35 (I-35.)

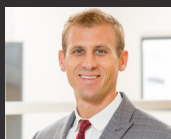
TENANCY:

Suite 1, consisting of 1,500 square feet is leased by US-Department of Agriculture with lease in place until July 2027. Suite 2, consists 1,700 square feet is vacant/unoccupied. Annual Gross income +-\$35,055.00.



Sale Price: \$410,000

FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:



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