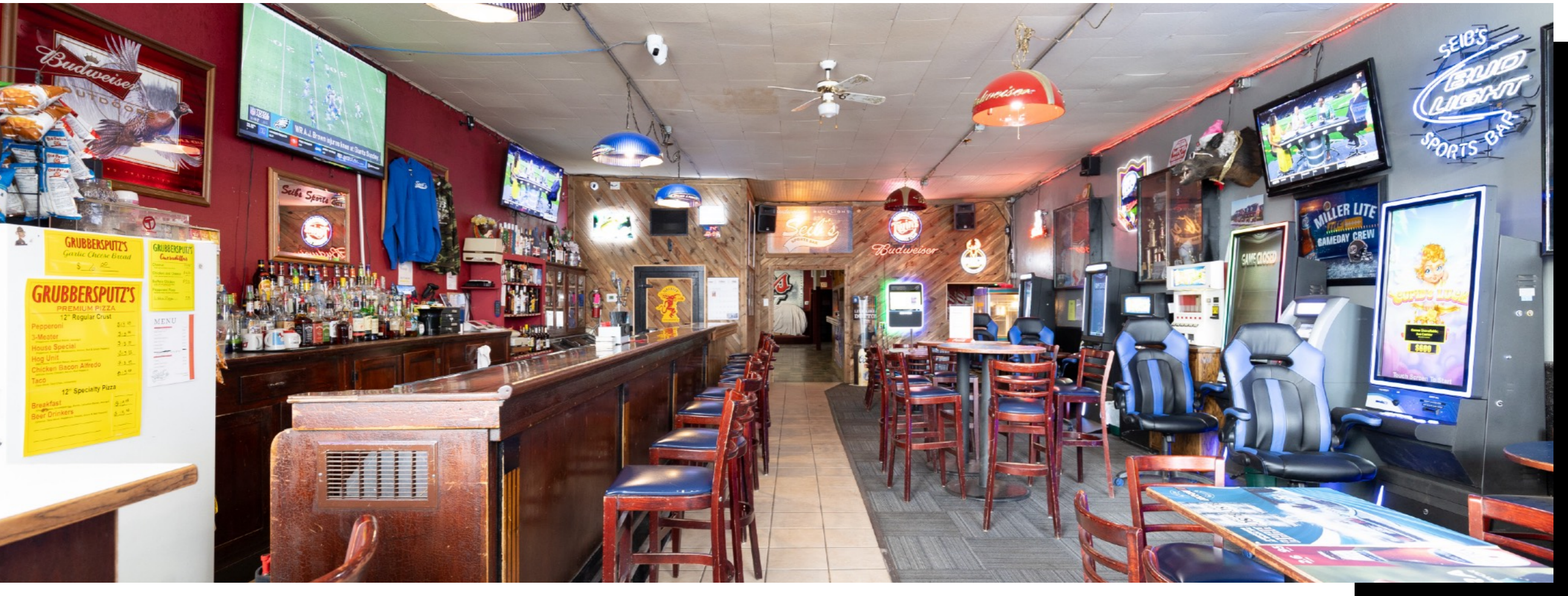


120 N MAIN STREET ELGIN, ND



Building For Sale or For Lease

List Price

\$130,000

Square Footage

4,966 Square Feet

Year Built

1920

Darren A Schmidt | Broker | Owner | REALTOR | 701-226-5942 | darren@oaktree-realtors.com



Oaktree Realtors
www.oaktree-realtors.com

The information provided is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale.

Property Information

- Located in Downtown Elgin, North Dakota in the Heart of Prime Hunting Country.
- Includes Fixtures, Furniture and Equipment
 - *Sport Memorabilia Excluded from Sale*
- Building Square Footage
 - Main Level- 3,059 SF | Basement- 1,907 SF (Unfinished Currently Utilized as Storage)
 - Bar Area, Office Area, Restrooms, Private Laundry & Shower and Inventory Storage Area
- Lot Square Footage- 3,250 Square Feet
- Brick Exterior with Additional Foam Insulation Added to South Side of Building in 2023
- Adjoining Vacant Lot May Be Purchased from City of Elgin for Outdoor Space or Additional Building Space. Contact City of Elgin for More Information
- Property Updates Includes
 - Exterior Electrical (2020) | Rebuilt Cooler (2017) | Roof (2018) | Updated Flooring (2021)

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Property Information

- Additional Events in/near Elgin that Draw Patrons to Elgin, North Dakota
 - Pheasant Hunters
 - Lake Tschida Cabin Owners & Guests
 - Popular Day Trip Destination for Car Clubs and Motorcycle Clubs
 - Elgin All Class Reunion
 - Elgin Nights
 - High School Sport Events
- Property Taxes (2023) - \$627.59 | Special Assessments (2023) - \$0.00
- Building Available For Lease at \$2,000/mo + utilities
- Seller Open to Contract for Deed

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Property Photos



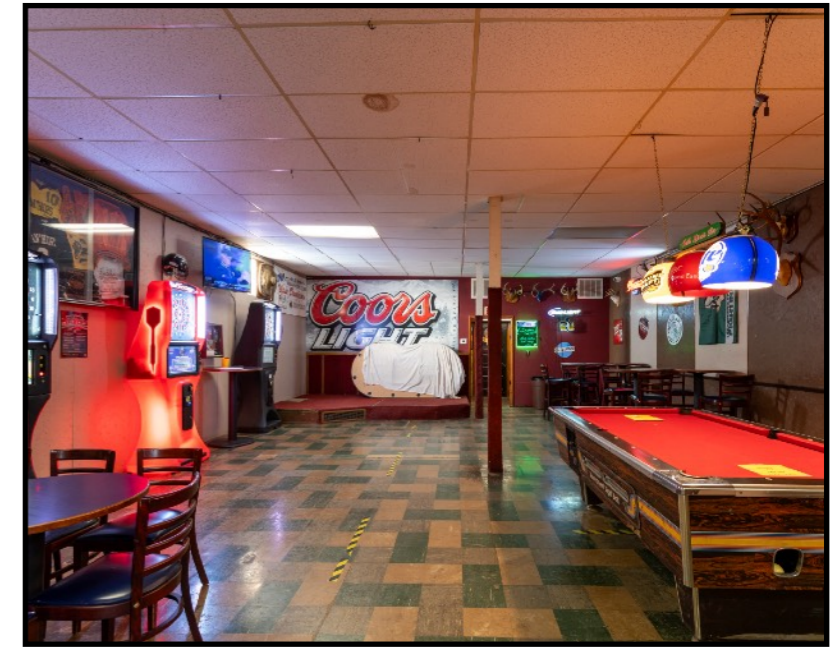
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Property Photos



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