

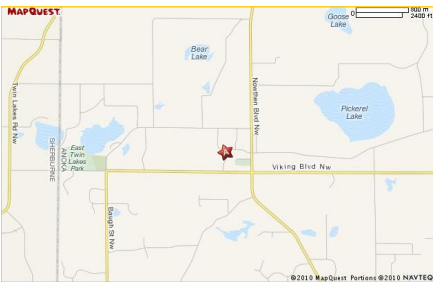
**1.8 Acres-\$397,777**



**19941 Iguana St. NW  
Nowthen, MN**

## **Light Industrial-Office-Storage Burns Commercial Park Town Center**

Great building on 1.8 acres. Perfect for expanding or starting a new business. Site contains 2 drive in doors, office space, built in cabinets and kitchen area, room for storage inside and out. Plenty of parking and fenced for safe storage outside. Located in the bustling community of Nowthen, MN in the Burns Commercial Park Town Center, near gas station, restaurant and retail stores.



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7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

# 1.8 Acres-\$397,777

Excellent location just east of Elk River. Many other similar business/industrial buildings in immediate area. Built in reception area, kitchen and some offices, a nice conference room and natural light make the office space very appealing.

**19941 Iguana St. NW  
Nowthen , MN**

## Site Data



<b>Listing Price:</b>	\$397,777	
<b>Includes:</b>	Building, land	
<b>Location:</b>	19941 Iguana St. NW, Nowthen, MN 55330	
<b>PID Number:</b>	203325420017	
<b>Legal Description:</b>	Lot 6 Block 2 Burns Commercial Park	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Parking lot, level	
<b>Utilities:</b>	Water	Well
	Sewer	Private
	Fuel	Propane
	Heat	Forced Air
	DSL	Available
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	1	
<b>Foundation Size:</b>	5,500 SF	
<b>Total SF</b>	5,500	
<b>Acres</b>	1.8	
<b>Building Type:</b>	Stick Built / Stucco / Brick Exterior	
<b>Year Built:</b>	2003	
<b>Parking:</b>	2 14' garage doors, approximately 30 black top parking spaces.	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Commercial and residential	

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Last Updated: Tuesday, April 06, 2010

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