

3.25 ACRES



**8110 199th
Nowthen, MN**

Acerage-2 Large Storage Buildings



Great place to start your business or expand your existing business. There is cold storage and heated storage along with office space. The grounds are totally fenced for outside storage as well.

Located in Nowthen just a few miles east of Elk River. Close to the local gas station, restaurant and retail stores.

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Contact:

Ron Touchette Broker

612.685.0373

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

3.25 Acres

Great for: General contractors Auto storage Heavy machinery storage
 HVAC contractors Farm implement Auto repair Light Industrial

**8110 199th
 City, MN**

Site Data



Listing Price:	\$357,777	
Includes:	Building, land	
Location:	8110 199th St. Nowthen, MN	
PID Number:	203325440019	
Legal Description:	lengthy	
Zoning:	Business/Commercial	
Topography:	level	
Utilities:	Water Sewer Fuel Heat	Private private propane Forced Air
Number of Buildings:	2	
Number of Floors	1	
Office space	1276 sf	Includes 2 half baths and lunchroom.
Heated warehouse	10,196sf	
Cold storage	5,790 sf	
Acres	3.25	
Building Type:	Structural wood frame with steel panel siding Office is stick built.	
Year Built:	1988	
Occupied:	yes	
Neighboring:	Commercial and residential	
General:	2-10' drive in doors and 2 14' drive in doors.	



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Building features and amenities include:

- 11,472 square feet of heated storage and office
- 5,790 square feet of cold storage
- 4 drive in doors
- 16' clearance heights in warehouse
- Suspended metal halide lamps
- Pitched wood truss system with steel sheathing and aluminum soffits and fascia
- 400 amp electrical
- Don't let this one get away! Call today for your personal showing.

Contact Ron Touchette at 612.685.0373.

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