

#507

Crex Realty, Inc

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Crex Realty, Inc. Jct. 48 & 70

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10506 State Road 70

\$98,000

0.77 acre lot

Grantsburg school district

Daniels Township

Excellent investment property located on busy Highway 70.

The building is currently set up with a business and one apartment.

Building is 68 x 32 plus 6" exterior walls & 6 x 8 entry (West half of building is 72' in length - East half has an extra 4' roof over hang at the entrance). There are two bathrooms.

There are no load bearing interior walls so it is easy to configure the interior walls however you want.

The entire building can be used for a business or dwelling or the building can be multi-purpose. There are two meters, making it easy to have 2 separate units if that is what you want.

There are 5 doors for easy access. This makes it easy to divide space.

The front of the building has two - 5' windows and large French style double doors that open to make a 6' opening.

There are 10' ceilings!

Building has vinyl siding; aluminum soffits; fascia (all approx 2005); shingles (approx 2001). Lots of outlets!

Directions: East of Grantsburg on Highway 70 - 7-1/2 miles OR West of Siren on Highway 70 - 7-1/2 miles to fire# 10506 on North side of Highway 70 in Falun.

Disclosure of Agency to Prospective Buyer

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