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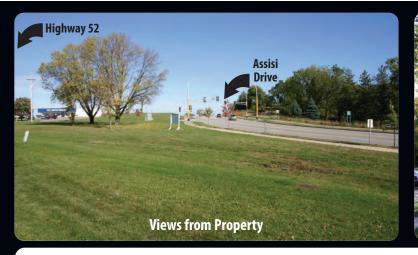
TUESDAY, NOVEMBER 17

1647 16th Avenue NW, Unit B Rochester, Minnesota 5590

Great Opportunity for Health Care Provider



REAL ESTATE AUCTIO





BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 1% Commission will be paid to the licensed broker who registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

REAL ESTATE TERMS: 8% Buyer Premium. \$10,000 Minimum Certified Deposit due on Day of Sale. If the Deposit is less than 10%, an additional deposit is due bringing the full deposit amount to 10% of the Total Purchase Price and payable within 48 hours of the auction. Balance due at Closing within 30 days. Attorney Jim Ohly, Ohly Law (507) 289-4529 is coordinating the closing. Selling Subject to Owner Confirmation. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. See Bidder Kit for Complete Terms. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction will take precedence over any material published about this event. In all transactions, Auctioneer is acting as an agent for the Seller. Valid Government Issued Photo ID required to obtain bidding number. Principal Auctioneer, Tyler Maas #55-060009. Diane Maas, President.

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Commercial Condo Unit Declared Surplus! • Auction will be held On-Site!



TUESDAY, NOVEMBER 17–11:00 AM

2,045 SQ. FT. COMMERCIAL **PROFESSIONAL CONDO**

1647 16th Avenue NW, Unit B Rochester, Minnesota 55901



ESTABLISHED BRICK BUILDING WITH TWO COMMERCIAL CONDO UNITS

Unit A is an Operating Dental Office and is not included in this sale

Unit B is being sold at auction and is a former dental office Located just off Assisi Drive with 8,100 Car Count Great Location for a Professional Office, Business, Daycare or Health Care Provider



UNIT B HIGHLIGHTS

3 Treatment Areas separated by Prep Rooms **Extensive Plumbing & Wiring in Treatment Areas** Separate Lab/Storage Room Reception & Front Desk Area 2 Restrooms

18 Car Off Street Parking Lot Take Advantage of the Room Configuration or Remove the Internal Walls Separate Utility Meters/Zones Forced Heating and Central Cooling Systems **Condo Units Share Building Expenses & Taxes** Handicap Accessible **Zoned Commercial**









INSPECTIONS: Monday, November 2 Monday, November 16 11 AM - 2 PM 11 AM - 2 PM Tuesday, November 17 9 AM - 11 AM

Other times by Appointment.

Commercial 4 Condo **Declared** Surplus!

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!



AUCTION DIVISION Rochester, Minnesota