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Diane Maas, President • Principal Auctioneer, Tyler Maas #55-060009



2,045 SQ. FT. COMMERCIAL/ PROFESSIONAL CONDO

www.maascompanies.com

TUESDAY, NOVEMBER 17 – 11 AM

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

*Great Opportunity
for Health Care Provider*

REAL ESTATE AUCTION



Views from Property



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.

AUCTION

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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 11 AM - 2 PM Tuesday, November 17 9 AM - 11 AM
Monday, November 16 11 AM - 2 PM Other times by Appointment.

**Commercial
Condo
Declared
Surplus!**

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

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**AUCTION DIVISION
507.285.1444
Rochester, Minnesota**