



P.O. Box 7127, Rochester, MN 55903-7127 USA
Phone: 507.285.1444 Fax: 507.285.0034 www.maascompanies.com
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Diane Maas, President • Principal Auctioneer, Tyler Maas #55-060009, Attorney Jim Ohly, Ohly Law Office (507) 289-4529



6,400 SQ. FT. NEWER COMMERCIAL/RETAIL CONDO WITH WAREHOUSE SPACE

www.maascompanies.com

TUESDAY, MAY 11 – 11 AM

4865 19th Street NW
Rochester, MN 55901

GREAT LOCATION WITH EXCELLENT ACCESS TO
WEST CIRCLE DRIVE (OLMSTED COUNTY 22), HWY 14, HWY 52

REAL ESTATE AUCTION

6-LARGE PRIVATE OFFICES: 3-Main Floor, 3-Second Floor



3,200 SQ. FT. SHOP WITH 18.5' + CEILING HEIGHT, 13'H X 14.5'W
DRIVE-IN OVERHEAD DOOR, RADIANT HEAT, FLOOR DRAIN, LOADING
RAMP AVAILABLE (EXTERIOR)



BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 2% 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 Certified Deposit Due Day of Sale, 10% Of Purchase Price Due within 48 Hours of Sale. Balance due at Closing within 45 days. Attorney Jim Ohly, Ohly Law Office (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.

REAL ESTATE AUCTION

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Auction will be held On-Site!

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4865 19th Street NW

Rochester, Minnesota 55901



**3,200 Sq. Ft. Commercial Retail Space &
3,200 Sq. Ft. Warehouse Built in 2005
Sprinkler System-Central AC/Heat-Alarm
System-Wired For Phones/Computers
Zoned Commercial**



MAIN FLOOR: 1,600 SQ. FT.

*Office/Showroom with: Three Large Offices, Play Area,
Break Room, Men's/Women's Restrooms,
Center Cabinet Display Walls are Removable*



SECOND FLOOR: 1,600 SQ. FT.

Large Open Area with Three Offices and Storage/Utility Room



SHOP/WAREHOUSE: 3,200 SQ. FT.

*Large Overhead Drive-In Door, Radiant Heat, Floor Drain,
Available Loading Dock (Exterior)*



Some Cabinet Displays and Desk Units Are for Sale, Call for List



INSPECTIONS:

Monday, April 26

11 AM - 2 PM

Monday, May 10

11 AM - 2 PM

Other times by Appointment.

Monday, May 3

11 AM - 2 PM

Tuesday, May 11

9 AM - 11 AM

**Great
Building with
Excellent
Location**

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

MAAS
companies inc

AUCTION DIVISION

507.285.1444
Rochester, Minnesota