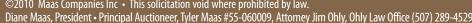


P.O. Box 7127, Rochester, MN 55903-7127 USA

www.maascompanies.com

©2010 Maas Companies Inc • This solicitation void where prohibited by law.









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



REAL ESTATE AUCTIO





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 www.maascompanies.com

Auction will be held On-Site!

TUESDAY, MAY 11-11:00 AM

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

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



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



11 AM - 2 PM

11 AM - 2 PM



Other times by Appointment.



INSPECTIONS:

Monday, April 26

Monday, May 3

Take Virtual Tour at maascompanies.com
Request Bidder Kit for Complete Terms and Details!













507.285.1444Rochester Minnesota