

**2 COMMERCIAL/OFFICE
PROFESSIONAL BUILDINGS
CENTRAL LOCATIONS**

**High Visibility Properties
Selling Separately!**

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**Surplus
to Zumbro
Valley
Mental
Health**

TUESDAY, SEPTEMBER 9 – 11 AM
315 Elton Hills Drive NW & 1932 Viking Drive NW
Rochester, Minnesota

REAL ESTATE AUCTION

#1: 315 Elton Hills Drive NW
7,920 Sq. Ft. 3-Level Building



BOTH BUILDINGS WILL BE SOLD FROM THE ELTON HILLS LOCATION

#2: 1932 Viking Drive NW
6,446 Sq. Ft. 2-Level Building



BOTH BUILDINGS WILL BE SOLD FROM THE ELTON HILLS LOCATION

REAL ESTATE TERMS: 8% Buyer Premium. 20% Certified Deposit Due on Day of Sale, Balance due at Closing within 30 days. Attorney William Ryan, Dunlap & Seeger (507) 288-9111 represents the Seller. 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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Both Properties are Surplus to the On-Going Operations of Zumbro Valley Mental Health!
BOARD OF DIRECTORS ORDERS Immediate Sale at Public Auction! Exceptional Buildings in Prime Locations!

TUESDAY, SEPTEMBER 9 – 11:00 AM



#1

#1: 7,920 Sq. Ft. 3-Level Commercial/Office Professional Building

315 Elton Hills Drive NW, Rochester, MN

24± Offices • Training Rooms • Conference Rooms • Restrooms
Lobby • Kitchen • 32 Parking Spaces • Central Location
High Visibility • 10,400 Cars/Day • Zoned Commercial B-1
Sub-Dividable • Sprinkler • Alarm System • 0.47 Acres



#2



#1

#2: 6,446 Sq. Ft. 2-Level Commercial/Office Professional Building

1932 Viking Drive NW, Rochester, MN

(Located 1 Block from Elton Hills Building)

New Roof • Main Floor with Partial Lower Level • 29± Offices
Conference Rooms • Lobby • 33 Parking Spaces • Restrooms
Central Location • High Visibility • Zoned Commercial B-1
Sub-Dividable • Sprinkler • Alarm System • 0.6 Acres



#2



#1



#2



#1



#2



#1



#2

Move in Condition!

Buildings will Sell Separately!

Auction will be held at 315 Elton Hills Drive NW

INSPECTIONS: Wednesday, August 13 from 11 AM to 1 PM Wednesday, September 3 from 11 AM to 1 PM Tuesday, September 9 from 9 AM to 11 AM
Wednesday, August 27 from 11 AM to 1 PM Monday, September 8 from 11 AM to 1 PM Other times by appointment.

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.

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

*Buildings
will be Sold
Separately!*

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AUCTION DIVISION
507.285.1444
Rochester, Minnesota 55903