

P.O. Box 7127, Rochester, MN 55903-7127 USA
Phone: 507.285.1444 Fax: 507.285.0034 www.maascompanies.com
©2009 Maas Companies Inc • This solicitation void where prohibited by law.
Diane Maas, President • Principal Auctioneer, Tyler Maas #55-060009









## REAL ESTATE AUCTION



**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. \$100,000 Certified Deposit due on day of Sale, with a deposit equal to 10% due within 2 business days, and balance due at Closing within 30 days. Real Estate selling Subject to Owner Confirmation. Attorney John F. Cameron, Cameron Law Firm, 612-341-0394, is coordinating the Closing. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction takes precedence over any material published about this event. Principal Auctioneer, Tyler Maas #55-060009, Diane Maas, President.

## ATT WWW.maascompanies.com

## OFFICE/DATA CENTER BUILDING



31,399 Sq. Ft. Building SITUATED ON 119,790 SQ. FT. OF LAND

12345 Portland Avenue South, Burnsville, Minnesota

Close to I-35W and Hwy 13
Zoned B3 General Business District
Two Story Main Entrance Atrium
Curved Staircase • Polished Brass Ceiling
Clock Tower • Glass Elevator • Paver Brick Walkways
Tennis/Basketball Court • Fenced Courtyard
Large Corner Lot with Two Entrances
Parking for 145 Cars
Kitchenette off Main Lobby with Fireplace

Kitchenette off Main Lobby with Fireplace
Multimedia/Recording Room
Computer and Phone Wiring with Fiber Optic
Security System

Warehouse Space with High Ceilings Loading Dock and Drive-in Doors Built in 1985

A One of a Kind Opportunity & Building Plan NOW to View this Property and Attend the Auction!!



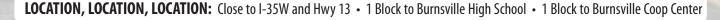












INSPECTIONS: Thursday, March 19, Friday, March 20, Wednesday, April 1 - 11:00 AM to 4:00 PM, Thursday, April 2 - 9:00 AM to 11:00 AM

Great
Opportunity
for Church
or School!

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



AUCTION DIVISION
507.285.1444
Rochester, Minnesota 55903