

BRAD HEGGEN REALTY, INC.

107 S. Broadway
Wells, MN 56097
(507) 553-6959
www.bradheggenrealty.com



COMMERCIAL PROPERTY AND BUSINESS OPPORTUNITY

Here is your chance to own The Grind gym, an established, turn-key, downtown Wells business. The sellers are offering the business and building for \$35,000. Sellers are committed to providing a smooth transition to new owners. Sellers are also willing to negotiate sale of building only. The building has over 2,000 finished square feet on two levels. The main floor has two offices (one is currently being used as a workout room), kitchenette, drive thru window, two dressing rooms, private bath, gym space with equipment, storage space, and the original vaults (building was previously a bank). The second level has been recently remodeled with all new electrical, and is currently set up with wrestling mats. There are three entrances into the building. The front door has a shared vestibule area, the alley access has a key pad entry, and the back also has a vestibule area to shared hallway and bathrooms. There is private off street parking from the alley. The utilities, taxes, and building maintenance are shared equally with the neighboring building. Building is ready to provide so many opportunities to a new owner! Call to set up a private showing.

Address:	22 South Broadway, Wells
Price:	\$35,000
Basement:	full, unfinished
Real estate taxes:	\$2,366 NHS Commercial ('17)
Heat:	forced air, electric
Air conditioning:	central
Legal Description:	Original Plat of Wells Block 13-Lots 25 & 26 (F.K.A. AUD LOT 107 & LOT 26 & AUD LOT 117)
Parcel number:	30.200.3090
Listing agent/phone:	Ami Hart – Cell: (507) 380-8072

