

# **BRAD HEGGEN REALTY, INC.**

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



## **PROPERTY INFORMATION:**

<b>Address:</b>	251-1 <sup>st</sup> St NE, Wells	<b>Price:</b> \$99,000
<b>MLS#:</b>	6026797	
<b>Lot size:</b>	2.15 acres (+/-)	
<b>Total sq. feet:</b>	3,454	
<b>Real estate taxes:</b>	\$922 NHS ('17)	
<b>Air conditioning:</b>	none	
<b>Heat:</b>	forced air, natural gas	
<b>Electric service:</b>	breakers	
<b>Exterior:</b>	metal	
<b>Legal description:</b>	Lengthy—see file	
<b>Parcel number:</b>	30.009.0480	
<b>School district:</b>	United South Central	
<b>Listing agent/phone:</b>	Zoa Heckman—cell: (507) 317-8689	

## **ROOM DIMENSIONS:**

<b>“New” shop building:</b>	1,620 square feet
<b>Original Shop:</b>	1,024 square feet
<b>Garages:</b>	810 square feet (double attached & single detached)

## **REMARKS:**

This property boasts 3,454 square feet of commercial space. The original shop features 1,024 square feet of work space. The “new” shop building is 36x45 (1,620 sf), which includes a large shop with high ceilings & 14’ overhead door, office with oak cabinets, storage room, paint booth, and storage loft above the office and paint booth. There is also adequate garage space on the property—a double attached garage and a single detached in the big back yard--this property, in total, offers 2.15 acres. This versatile property offers opportunity for many commercial applications.

