

BRAD HEGGEN REALTY, INC.

107 S. Broadway
Wells, MN 56097
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PROPERTY INFORMATION:

Address:	251-1 st St NE, Wells	Price: \$94,900
MLS#:	6026797	
Lot size:	2.15 acres (+/-)	
Total sq. feet:	3,454	
Real estate taxes:	\$922 NHS ('17)	
Air conditioning:	none	
Heat:	forced air, natural gas	
Electric service:	breakers	
Exterior:	metal	
Legal description:	Lengthy—see file	
Parcel number:	30.009.0480	
School district:	United South Central	
Listing agent/phone:	Zoa Heckman—cell: (507) 317-8689	

ROOM DIMENSIONS:

“New” shop building:	1,620 square feet
Original Shop:	1,024 square feet
Garages:	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.

