
ST. JOSEPH WAREHOUSE

31294 115th Ave | St. Joseph, MN 56374



FOR SALE | ~~\$849,900~~ | 7,200 SF

PRICE REDUCED \$799,000

120' x 60' Warehouse



PROPERTY SUMMARY

This well-maintained and well-built building offers approximately 6,500 square feet of shop space and 700 square feet of office space. Designed with hardworking professionals in mind, it delivers the space and functionality needed for contractors, landscapers, and a wide range of trade services.

HIGHLIGHTS

- Built 2018
- Zoning: Commercial
- 16' Clear Ceiling Height
- (2) 14' Overhead Doors
- In-Floor Radiant Heat (3,600 SF)
- 3-Phase Power Converters
- Floor Drains
- 2 Restrooms (1 with Shower)
- New LED Lighting
- New Finishes in 2023
- ±1.5 Acres, Nearly ½ Acre Fenced
- Close Proximity to I-94



FOR SALE | \$799,000 | 7,200 SF

31294 115th Ave | St. Joseph, MN 556374



CONTACT

320.257.5400
RICEPROPERTIES.COM

BEN COPPERTHITE

Rice Real Estate Broker | 612.242.4869
Ben.Copperthite@riceproperties.com

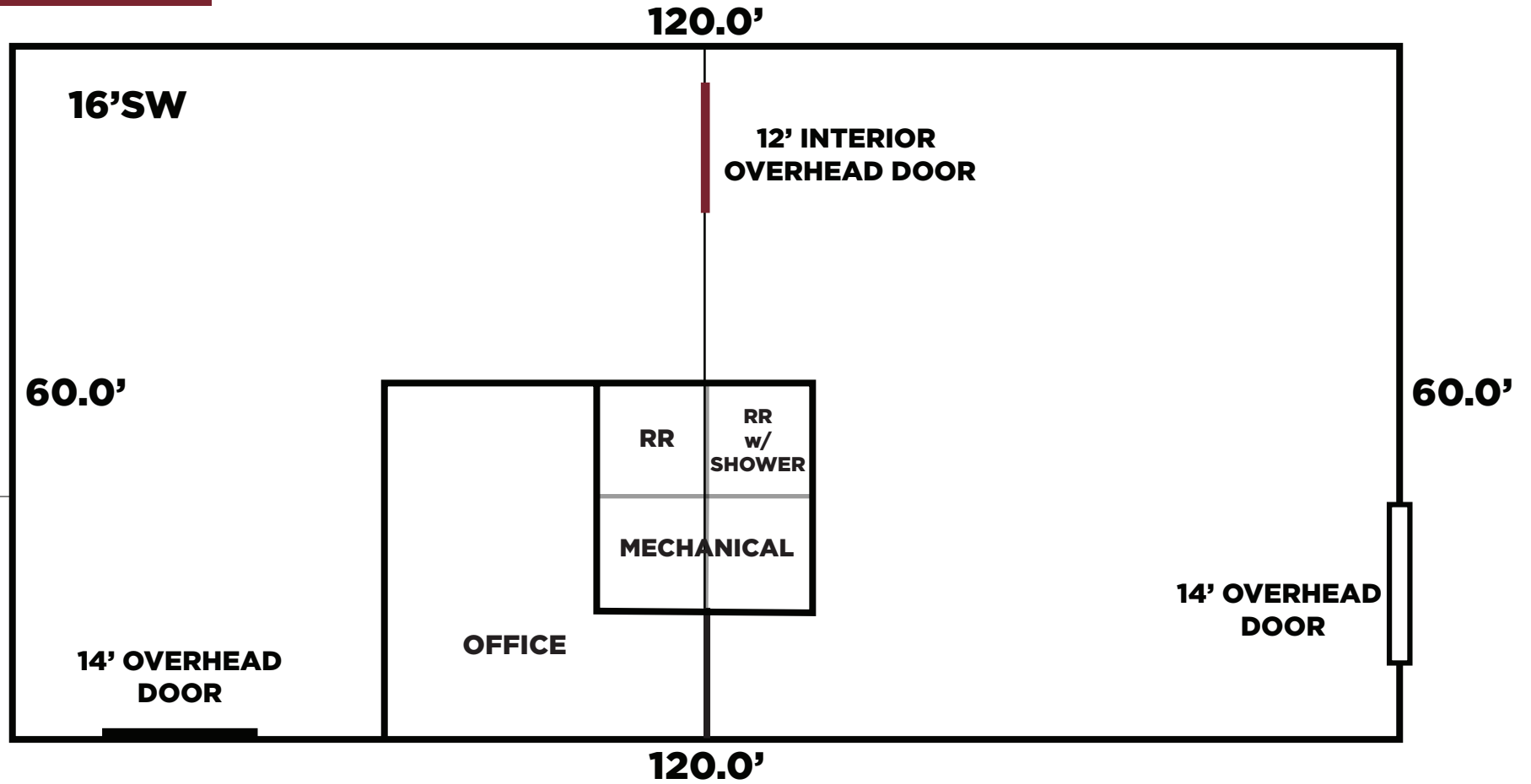


FOR SALE | \$799,000 | 7,200 SF

31294 115th Ave | St. Joseph, MN 556374

FLOOR PLAN

120' x 60' (7,200 SF)



CONTACT

320.257.5400
RICEPROPERTIES.COM

BEN COPPERTHITE

Rice Real Estate Broker | 612.242.4869
Ben.Copperthite@riceproperties.com



FOR SALE | \$799,000 | 7,200 SF

31294 115th Ave | St. Joseph, MN 556374v

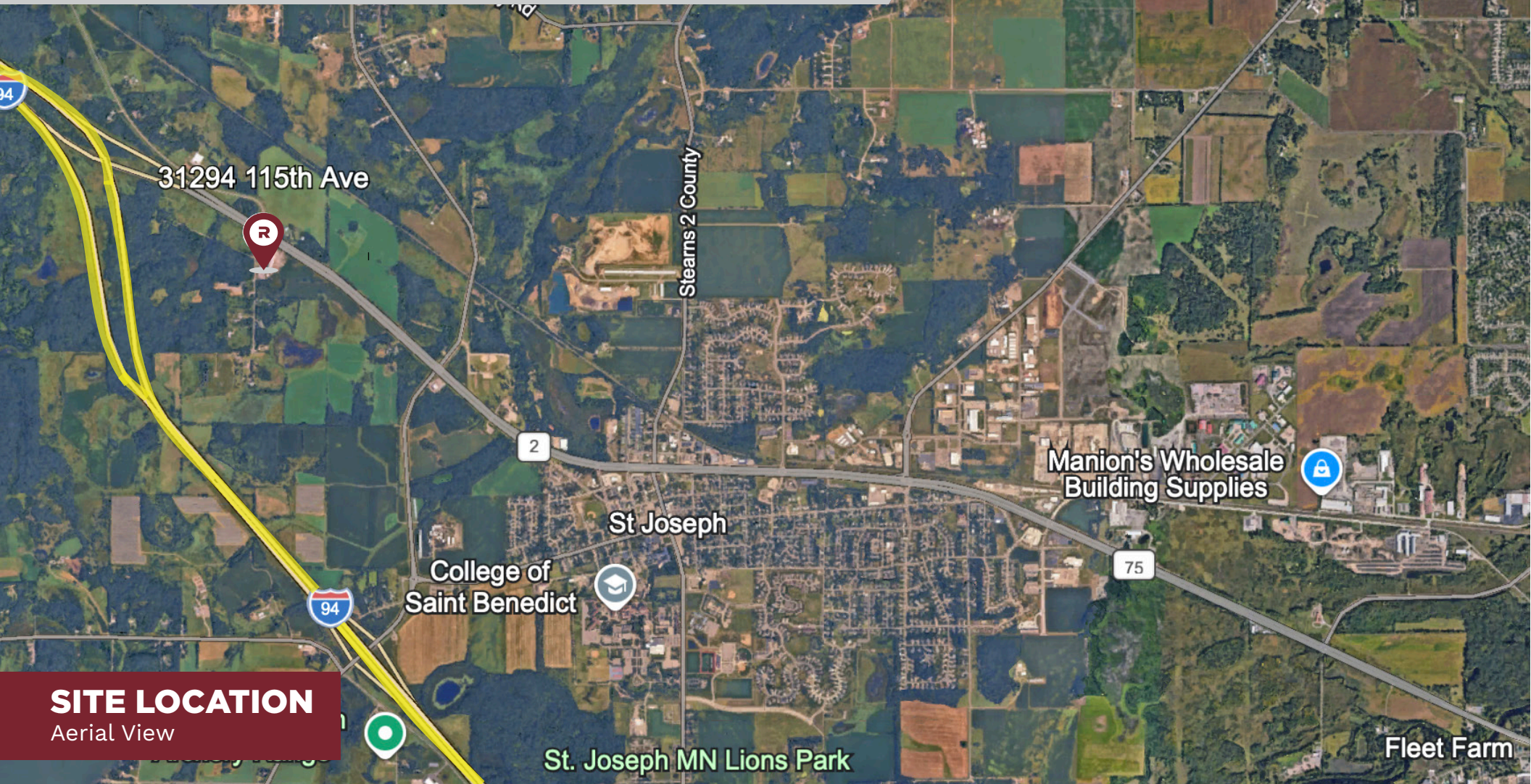


Photo from Google Earth

SITE LOCATION

Aerial View



RICE
REAL ESTATE
SERVICES

CONTACT

320.257.5400
RICEPROPERTIES.COM

BEN COPPERTHITE

Rice Real Estate Broker | 612.242.4869
Ben.Copperthite@riceproperties.com

We obtained the information above from sources we believe to be reliable. However, we do not claim to make a guarantee, warranty or representation about such information. It is submitted subject to the possibility or errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.