



Sale Price	<b>\$375,000</b>
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**OFFERING SUMMARY**

Building Size:	7,352 SF
Lot Size:	2.07 Acres
Price / SF:	\$51.01
Year Built:	1951
Renovated:	2010

**PROPERTY HIGHLIGHTS**

- Newer steel exterior and roof
- Great location on Main Street
- Approximately 7,352 SF building
- Situated on 2.07 acres

**DEMOGRAPHICS**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>15 MILES</b>
Total Households	1,518	2,091	9,911
Total Population	4,070	5,602	25,815
Average HH Income	\$77,602	\$82,494	\$90,144

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## PROPERTY DESCRIPTION

Building was originally built in 1951 with additions in 1985 & 1987, and exterior renovations (new steel exterior and roof) in 2010. Total of 7,352 square feet industrial building on 2.07 acres. This building layout consists of a reception area, showroom, office area, shop and warehouse areas. Approximate breakdown between the main areas is 1,415 SF office, and 5,937 SF shop/warehouse.

Additionally, there are several various size cranes currently in place, which could remain and may be available for purchase. Heavy three phase power in the building. Property is located on 4 separate parcels, and there is potential for future building expansion. Great opportunity for an owner occupier to purchase this heavy-duty industrial building at an affordable price.

## LOCATION DESCRIPTION

CBC Orion Real Estate Advisors is pleased to offer For Sale this 7,352 SF industrial property, located on East Main Street in Melrose. Nice high visibility corner location near downtown. City of Melrose is located approximately 30 miles west of Saint Cloud.

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