



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Building



SANTIAGO

Commercial Shell Convenience Store



2,656/sf, .67 and .96 Acres
2080 165th Ave SE, Santiago, MN 55377



Sales Price: \$275,000.00



Sheila Zachman, Broker

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East of 165th Avenue



West of County Road 25



Very Clean Convenience
Store (.67 Acres/2,656/sf
Building)



Parking Lot (.96 Acres)
Across the Street



PROPERTY LOCATION

- * East of 165th Avenue
- * West of County Road 25
- * Businesses in the Area:

Centra Sota Cooperative, Bailey Ray's Roadhouse, Hartfield Automotive Service, Shell Gas Station, Santiago Ball Park, Santiago Garage and more.

TRAFFIC COUNTS - 2025

- * 165th Avenue - 1,498 VPD
- * County Road 25 - 1,687 VPD



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PROPERTY OVERVIEW

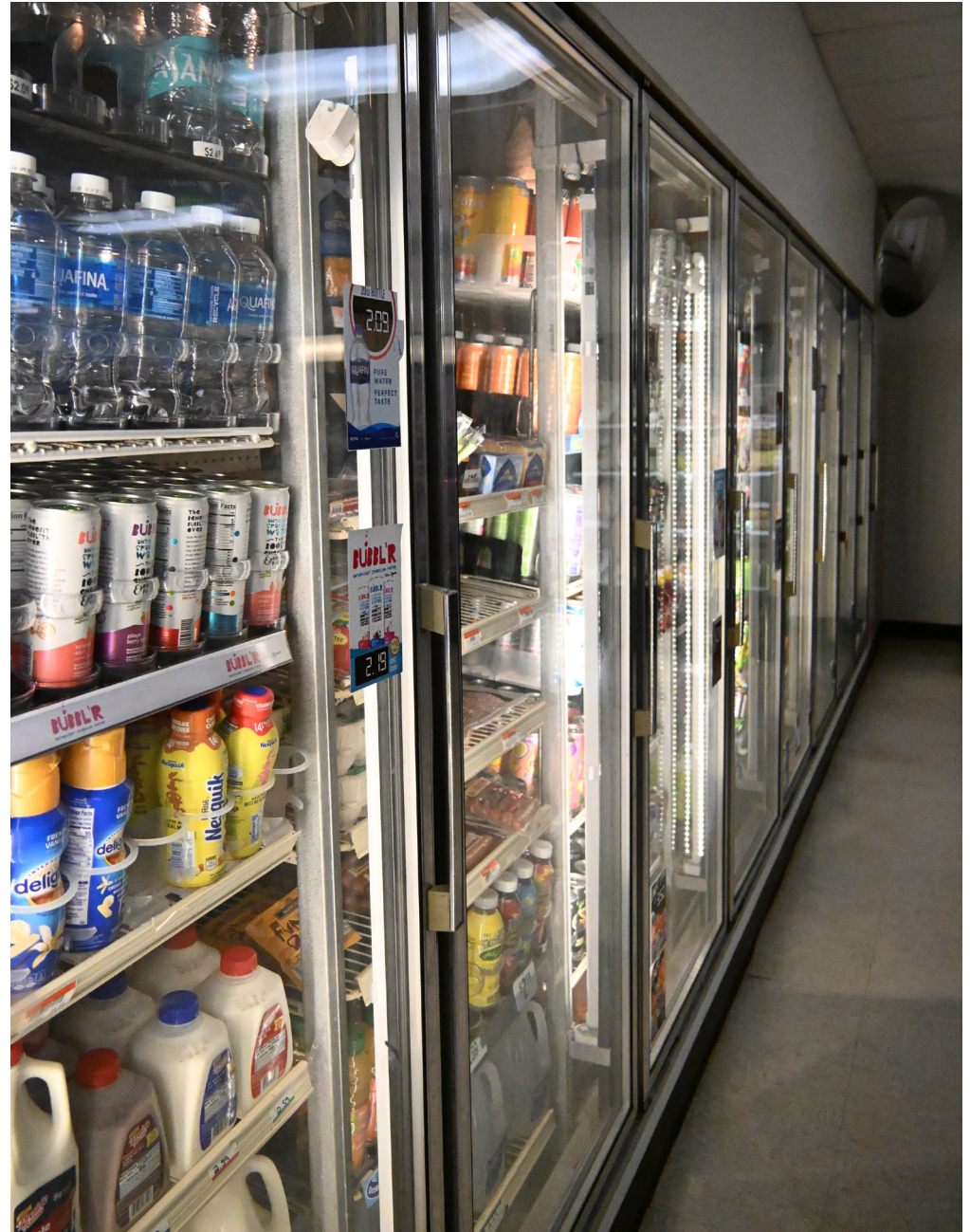
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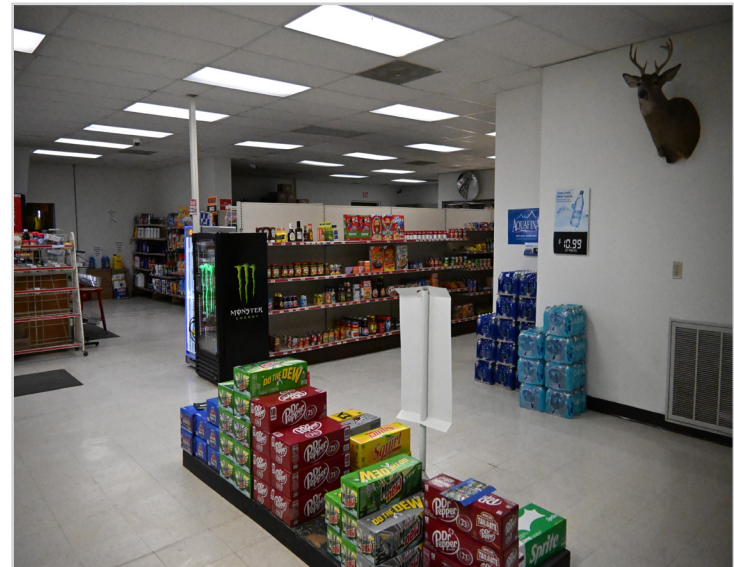
(Inventory is Not Included)

Building Size	2,656/sf
Lot Size	.67 Acres .96 Acres (Parking Lot Across St)
County	Sherburne
PIDs/2026 Taxes	45-00009-1415 2026 \$1,248.00 45-00010-2315 2026 \$97.00
Zoned	Commercial
Year Built	1940
Tenants	Single-Tenant Building
No. Floors	One (1)



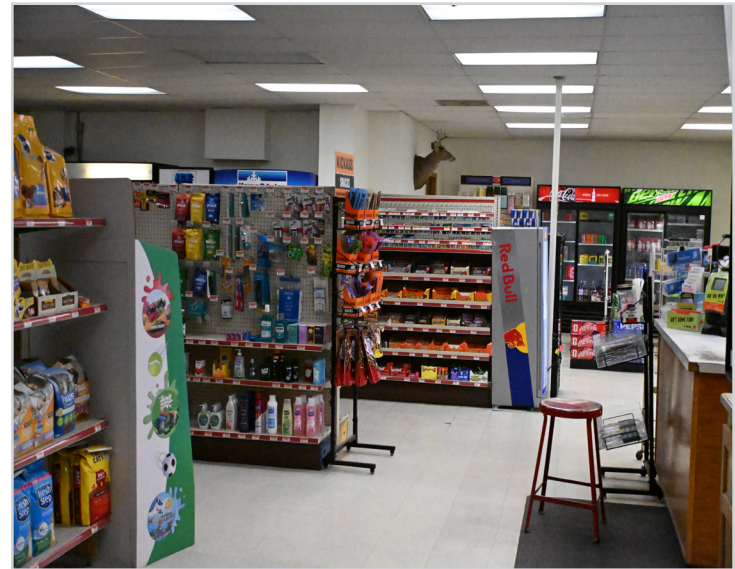
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INTERIOR



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EXTERIOR



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EXTERIOR - Parking Lot Across Street



PROPERTY/BUILDING INFORMATION

- * Very Clean Convenience Store
(.67 Acres and 2,656/sf Building)
- * Parking Lot Across Street (.96 Acres)
- * Walk-In Cooler
- * Up Right Freezer
- * Well & Septic
- * Environmental Report 2014 - No Action Needed
- * Four (4) Gas Pumps - Diesel, Off Road Diesel, 2 Reg.
- * New Concrete Around Pumps 2024
- * Point of Sale Replaced 2025

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