

224 Elm St W, NYA MN 55368

1896 Brick 2 story commercial --- .06 acre - brick exterior – updated windows main level – 2160 fsz

Rentable space 4320 sf.

2000 Roof pitched with 25 year warranty – seal coated not asphalt.

Basement:

Full stone basement mint condition – concrete floor, PVC plumbing, FA furnace, Gas Hot Water Heater – old cistern in NW corner, drain, E box 200 AMP updated with GFI's and 3 prong – east window will be filled in or glass block added.

2009 FA/CA plus all new duct work and paint – heat zoned (all inspection reports available)

Toilet and laundry hook ups

Main Level:

36 x 60 main level with 13' ceilings which is already permitted for beverage retail; updated ½ bath with tile floors, storage room and back stairwell to upper level.

Upper Level:

2 full stairwells with separate street entrances separate from the main level.

2nd FA furnace separately zoned and all carpeted.

Mix of sheet rock and plaster

Rooms:

8' windows double hung - 10' ceilings - 12" baseboards; wood crown molding – solid wood doors/millwork and 4 sets of - 8' pocket doors that work beautifully.

7 Rooms:

NW Corner – 9 x 13 with 2nd FA furnace in closet plus separate closet and second door to hallway.

13 x 12 - Pocket Doors and window (Above plumbing in basement)

15 x 19 – pocket doors both sides – windows and second door to hallway.

S – Very spacious 18 x 13 with large picture window and stained glass, 3 sets of pocket doors.

SW – 10 x 14 with closet, large windows and pocket doors.

SE – 9 x 15 – Owner was going to consider pulling down wallpaper but learned it was painted over and never got around to it; reveals original wallpaper). Three – 8' windows, closet, door to potential kitchen plus pocket doors.

15 x 14 inside room has an exterior wall with window next to full 4' wide stairwell - Potential kitchen.

½ bath

The other side of the bath is another office that could be a 2nd bathroom.