
Highway 71 business site with easy access – Opportunity Awaits!

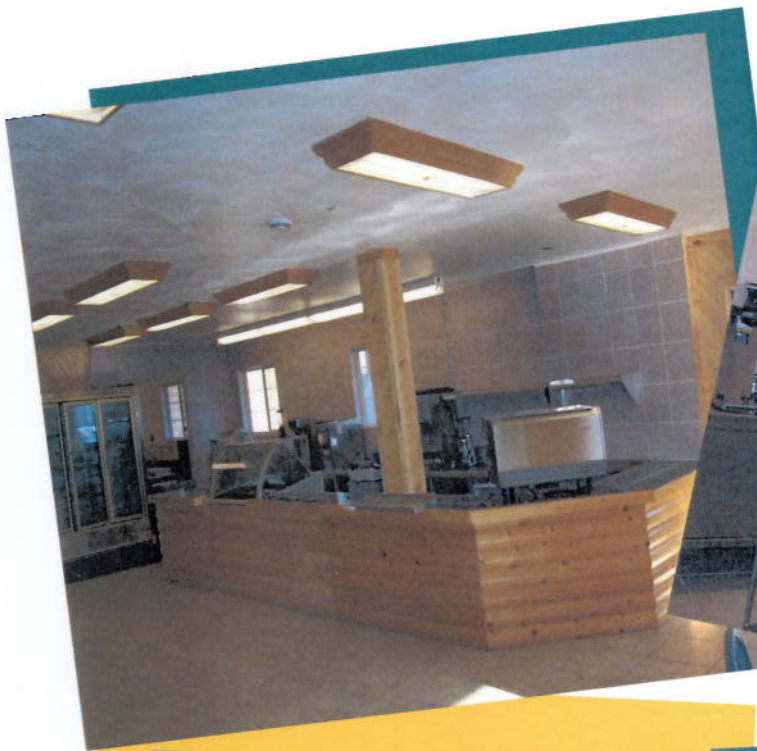


109 Lake Street South, Long Prairie MN 56347

Retail and Meat Processing/Coffee Shop

**This property has
great potential for
a variety of uses!**

Located in Central Minnesota. This is an ideal location with adequate frontage for a variety of commercial and industrial uses. All necessary utilities are in place. The commercial property is ideally located on Hwy 71 in the highest traffic count of the district in the city.



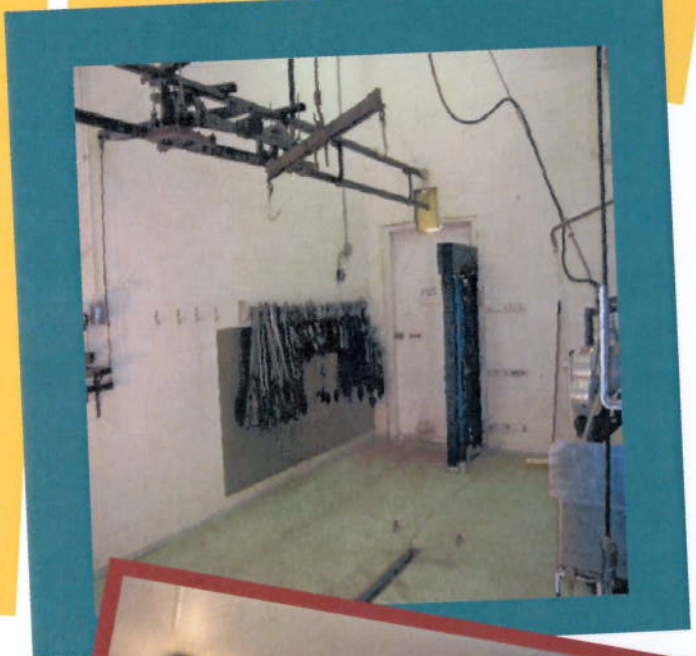
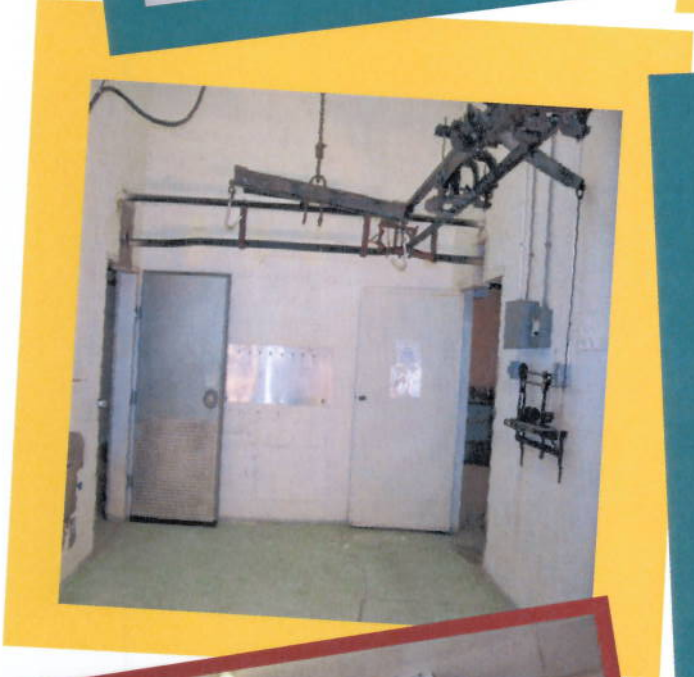
Fully furnished retail, café service counter with public bath. Food preparation areas, coolers, freezers. All the equipment needed to open is included.

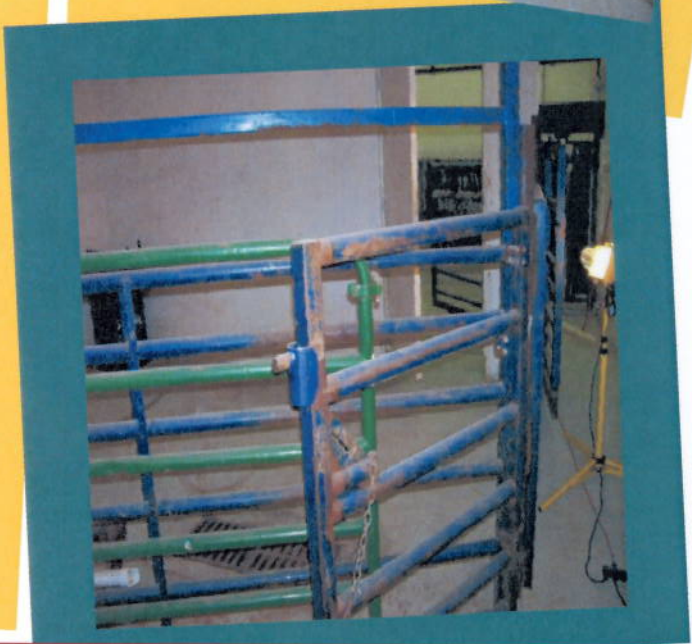
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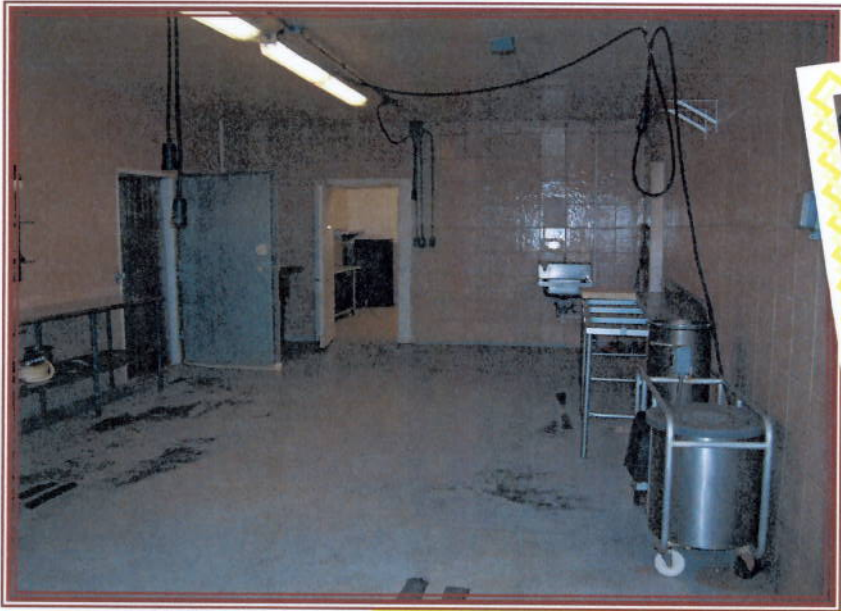
In floor heat with forced air back up and central air

Buy the complete package

If you are looking for room to expand and grow your business or start a new adventure,

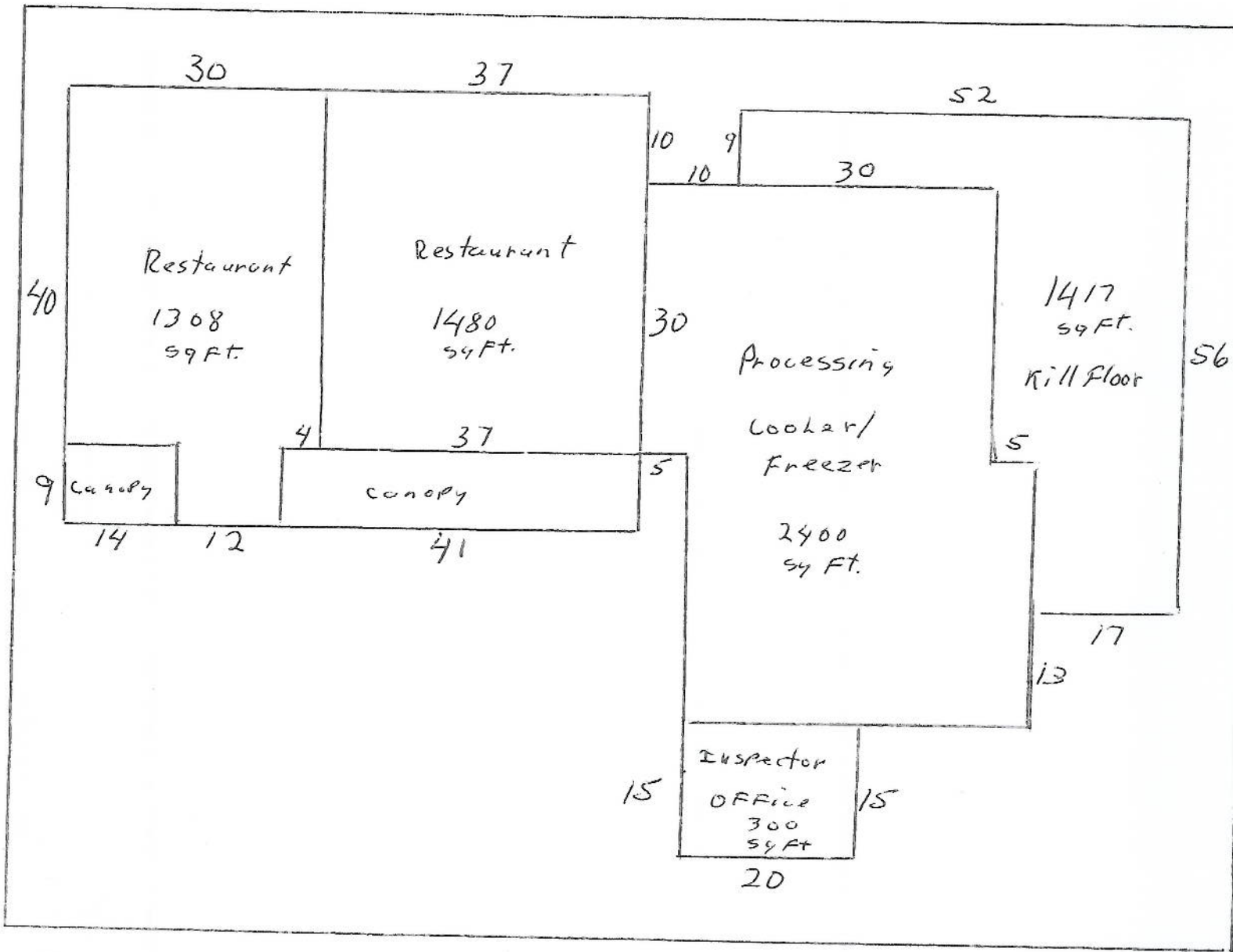




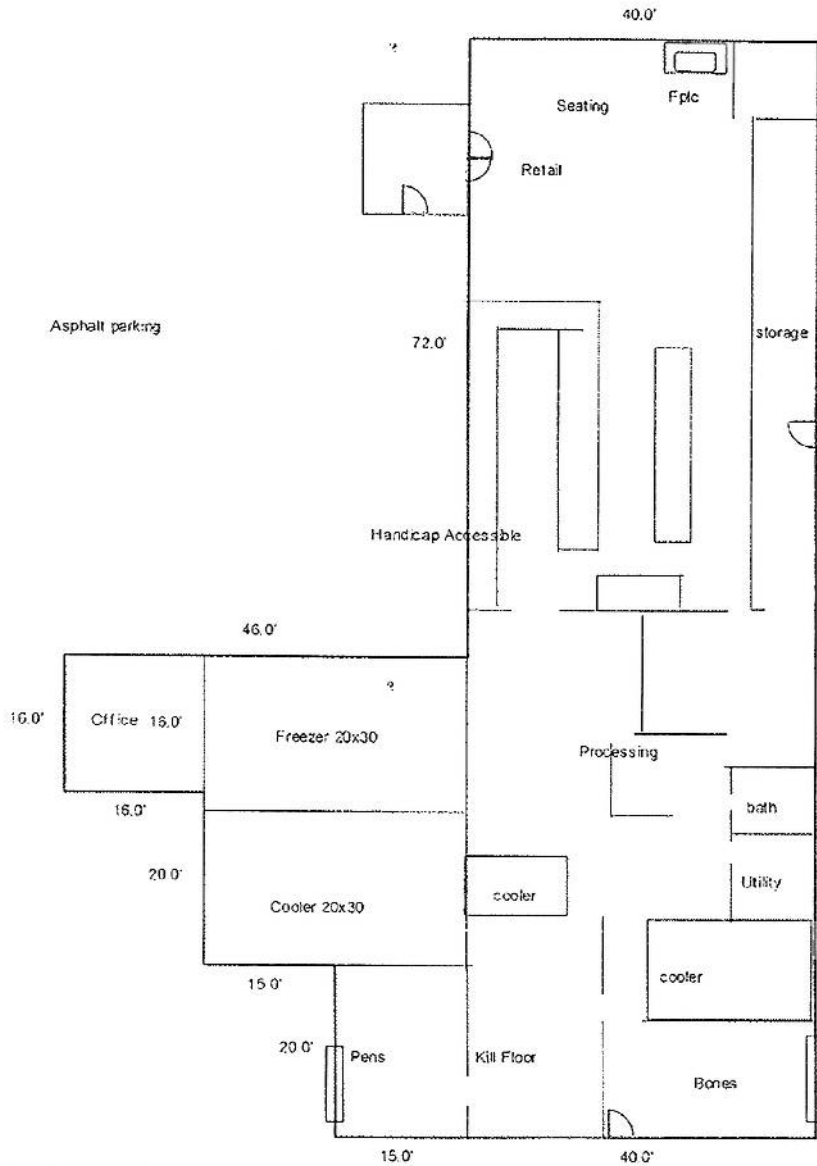


For more information please call:

**East West Realty
Arlen Muenzhuber
221 South Lake Street
Long Prairie, MN 56347
320-732-2222**



Building Improvement Sketch



SKETCH CALCULATIONS		Perimeter	Area
Living Area			
First Floor			6756.0
Total Living Area			6756.0

$6756 + 108 \text{ entry} = 6,864\text{sf}$

THE SUBJECT (Physical Characteristics)

GENERAL DESCRIPTION

Year Built: 1940/ 1980/2005,2006,2007
Number of Stories: One
Gross Building Area: 6864
Construction Class: Class C,
Basement level: None
Land Area: 28,986 sf

STRUCTURAL CONSTRUCTION DETAIL

Footings: Concrete to frost.
Floor Construction: Concrete 5"
Framing: Concrete Block
Exterior Wall Material: Front; Wood, stone. Rear; Concrete block
Roof Construction: Engineered truss covered with Asphalt composition shingles.
Window Fenestration: Front Display.
Door Fenestration: 3 Entry doors at 3' wide
Overhead doors: 2, 1 on the north pen area and 1 on the south to extract bones.

MECHANICAL DESCRIPTION

Heating System: In floor system with back up forced air. Gas fired.
Cooling System: Central Air
Plumbing: Multiple sinks: 2 Toilets, 2 Lav Sinks, dish washer, water heater, water softener, drains, In floor heat system, water bibs interior and exterior
Security System: None
Electrical Service: Three Phase- 600 Amps.

INTERIOR

Building Layout: Retail, café service counter with public bath.
Food preparation includes food processing, coolers, freezers,
Animal kill area. Rated for organic.
Walls: Paneling, Ceramic Tile, wood paneling, Drywall
Ceilings: Acoustic. 8-9 ft ceiling height
Lighting: Florescent
Trim: Wood, Tile vinyl.
Floor Cover: Ceramic Tile, painted/sealed concrete.

SITE IMPROVEMENTS

Parking: 25 cars
Concrete Sidewalks: 60 x 6 = 360sf
Signage: 2- on poles and on building

PHYSICAL CONDITION

Economic Life: 40 years
Effective Age: 10
Remaining Useful Life: 30

SUBJECT LOCATION MAP

