

MULTI-USE BUILDING FOR SALE

810 Poplar Street, Floodwood, MN 55736



OFFERING SUMMARY

| | |
|-----------------------|--|
| SALE PRICE: | \$289,900 |
| LOT SIZE: | 5.5 Acres |
| BUILDING SIZE: | 3,733 SF |
| ZONING: | R3 - Medium Density Residential |
| PRICE / SF: | \$77.66 |
| LOCAL AGENT: | Darcie Novak Keller Williams Realty 218-780-7036 darcie@biglifeteam.com |

PROPERTY OVERVIEW

Solid multi use building on 5 1/2 acre lot with ample options for your business endeavors. Building is currently leased to a medical facility until 2021 and generates \$44,000+/year. The northern acres include 1,020 feet of riverfront acreage, perfect for another business, campground, private residence or whatever your dreams entail. Meticulously maintained, the building was formerly a 10 bed assisted living facility. Commercial and medical facility approved, this is a top notch building. Private kitchen and porch off the back for business/employee usage.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

CHAD HEER
CCIM I Managing Director & Broker
O: 612.963.5147
C: 612.963.5147
chadheer@kwcommercial.com

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SALE PRICE

\$289,900

LOCATION INFORMATION

| | |
|------------------|---------------------|
| Street Address | 810 Poplar Street |
| City, State, Zip | Floodwood, MN 55736 |
| County/Township | Saint Louis |
| Cross Streets | E. 9th Avenue |

BUILDING INFORMATION

| | |
|-----------------------|--|
| Building Size | 3,733 SF |
| Price / SF | \$77.66 |
| Year Built | 2002 |
| Building Class | B |
| Number Of Floors | 1 |
| Accessibility Options | Wheelchair Ramp Reduced Height Counters Lowered Switches Raised Outlets No Stairs Grab Bars, Door Lever Handles Roll in Shower |

PROPERTY DETAILS

| | |
|------------------|---------------------------------|
| Property Type | Multi-Use Building |
| Property Subtype | Medical |
| Zoning | R3 - Medium Density Residential |
| Lot Size | 5.5 Acres |
| APN# | 125-0040-00132 |
| Parking | 20 Surface Spaces |

UTILITIES & AMENITIES

| | |
|------------------|-----|
| Security Guard | Yes |
| Handicap Access | Yes |
| Freight Elevator | Yes |
| Centrix Equipped | Yes |
| Leed Certified | Yes |

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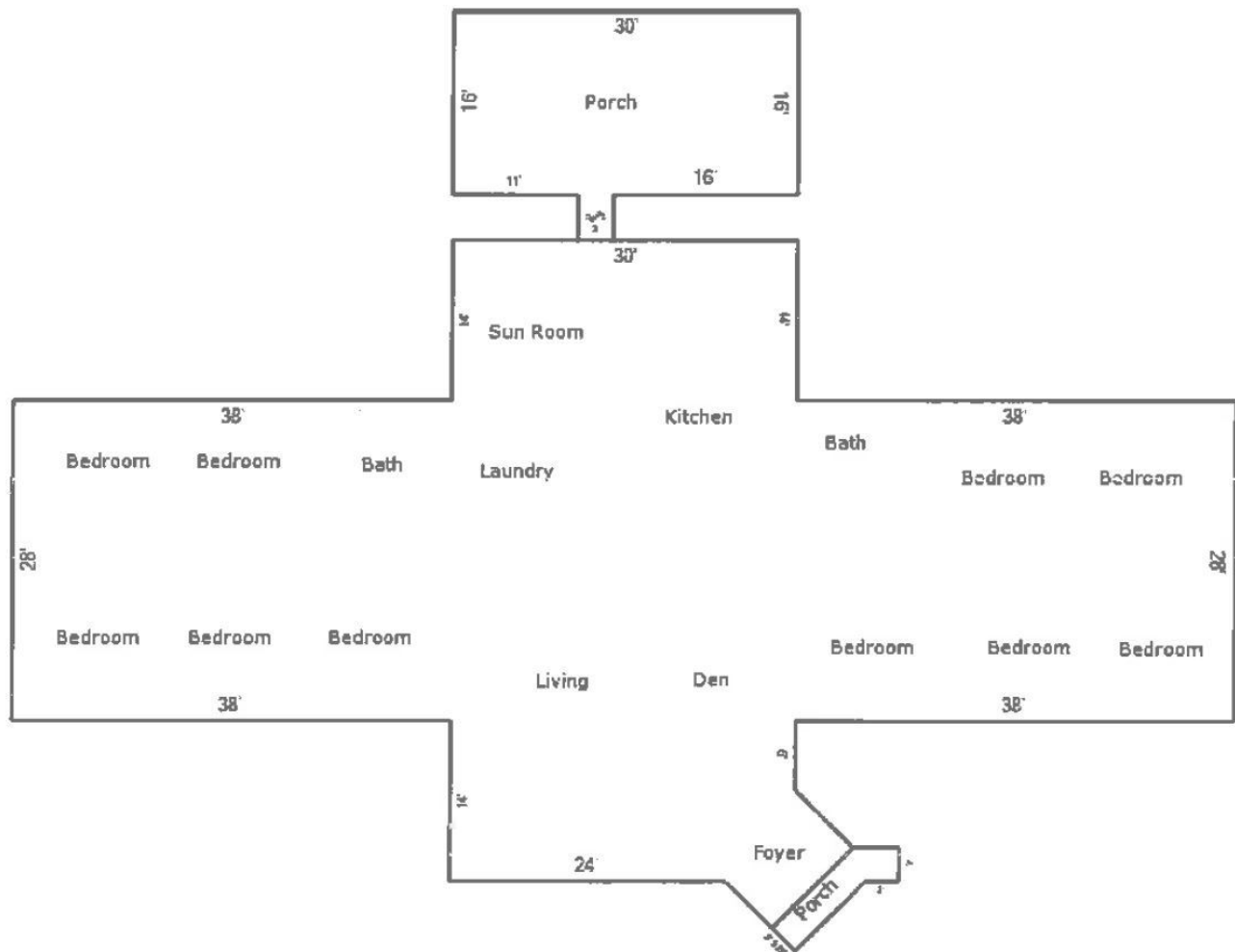
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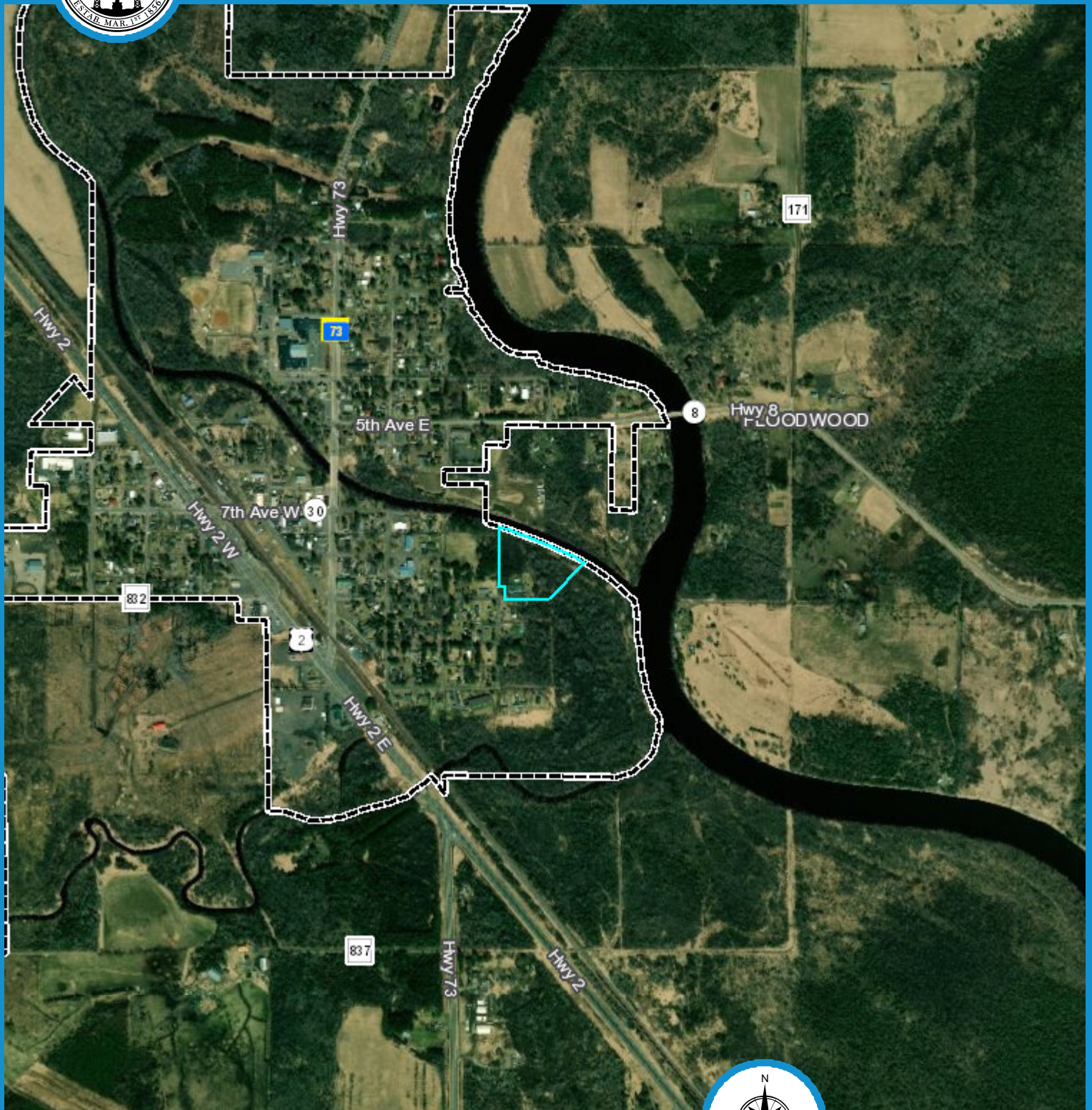
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County Land Explorer

St. Louis County, Minnesota



map

default author

Map created using County Land Explorer
www.stlouiscountymn.gov/explorer



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Miles

County Land Explorer

St. Louis County

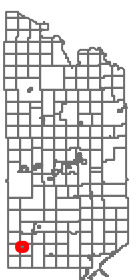
www.stlouiscountymn.gov/explorer

Minnesota

Disclaimer

This is a compilation of records as they appear in the Saint Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein

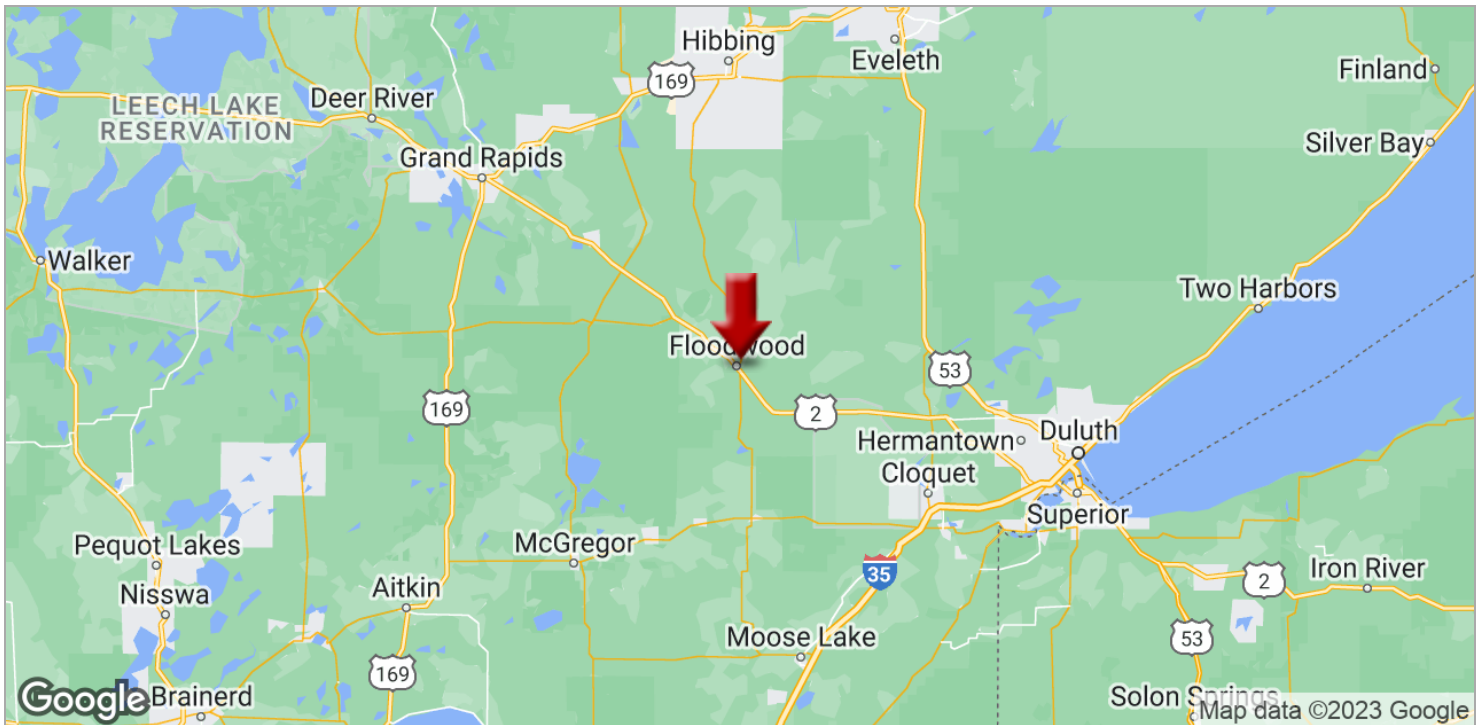
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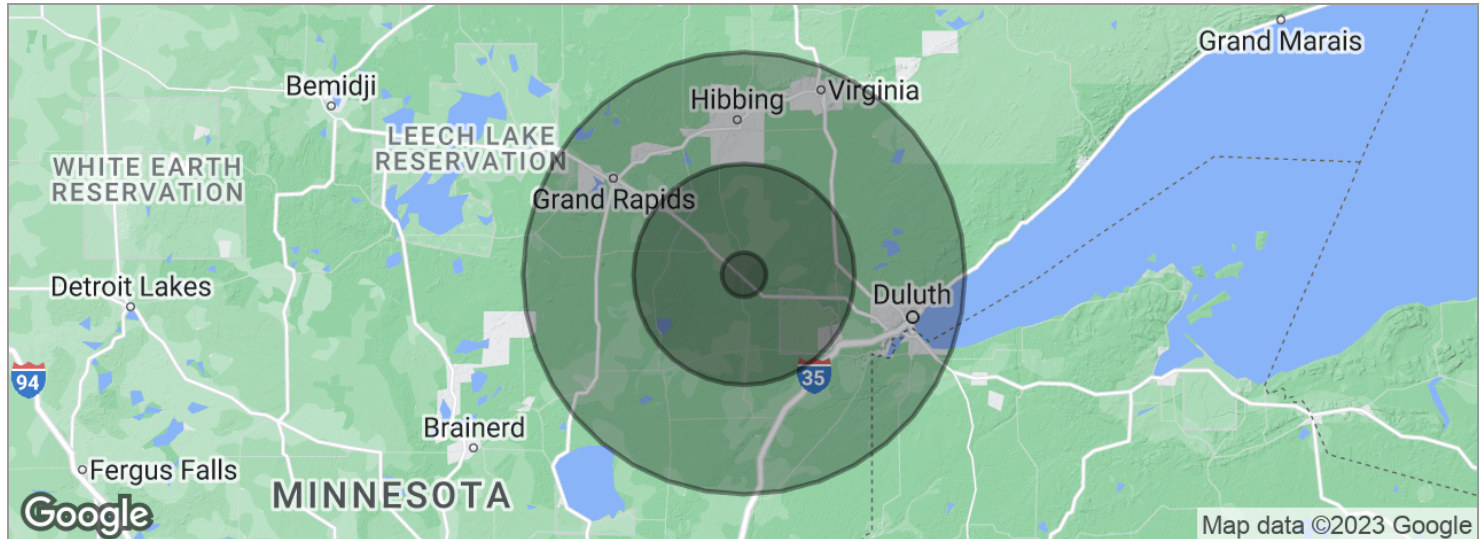
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| POPULATION | 5 MILES | 25 MILES | 50 MILES |
|---------------------|---------|----------|----------|
| Total population | 574 | 14,431 | 204,914 |
| Median age | 41.4 | 43.5 | 42.8 |
| Median age (male) | 40.5 | 43.6 | 41.7 |
| Median age (Female) | 42.3 | 43.6 | 44.1 |

| HOUSEHOLDS & INCOME | 5 MILES | 25 MILES | 50 MILES |
|---------------------|----------|-----------|-----------|
| Total households | 227 | 5,994 | 88,177 |
| # of persons per HH | 2.5 | 2.4 | 2.3 |
| Average HH income | \$47,912 | \$51,617 | \$55,999 |
| Average house value | | \$201,836 | \$168,088 |

* Demographic data derived from 2020 ACS - US Census

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