

Commercial Property

455 Highland Ave, Hill City, Minnesota 55748 - Aitkin County



Property Details

Latitude/Longitude: 46.9882, -93.6023

Type of space: Industrial, Commercial

Min Size: 5,898 sqft

Max Size: 5,898 sqft

Last Updated: 6/29/2023

Northspan Contact

Company: Northspan

Contact Name: Shaun Hainey

Address: 202 W Superior St, #600

City: Duluth

State: Minnesota

Phone: 218.481.7737

Email: shainey@northspan.org

Website: <https://www.northlandconnection.com>

NORTHSPAN

Availability

For Sale: Yes

Sale Price: \$245,000.00

For Lease: Yes

Description

Industrial/warehouse building for sale. The store front and main office area makes up 2098 s/f of the space with 3800 s/f warehouse or rental space in the back portion. Located on a corner lot right off of Highway 169. Nicely landscaped with additional parking. Large walk-in cooler, inventory, and display shelving included along with security system.

Building Details

Total Building sf: 5,898 sf

Office sf: 2,098 sf

Building Material: Steel

Ceiling Height Min: 8 ft

Ceiling Height Max: 14 ft

Number of Drive in Doors: 2

Multi Tenant Building: Yes

Number of Floors: 1

Divisible: Yes

Building Networked: No

Year Built: 1997

Transportation

Nearest Airport: Range Regional Airport

Distance to Airport: 55 miles

Port: Duluth Seaway Port

Nearest Interstate: I-35

Distance to Interstate: 78 miles

Nearest Highway: MN Hwy 169

Distance to Major Highway: 0.3 miles

Number of Parking Spaces: 15

Rail Access: No

Utilities

Electric Service Provider: Lake Country Power

Sewer Provider: Hill City Public Utilities

Water Service Provider: Hill City Public Utilities

Telecom Provider: CenturyLink

Other

Zoning: Commercial

Contacts

Company: RE/MAX Advantage Plus

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