

# MULTI-USE BUILDING FOR SALE

810 Poplar Street, Floodwood, MN 55736



## OFFERING SUMMARY

|                       |                                                                                  |
|-----------------------|----------------------------------------------------------------------------------|
| <b>SALE PRICE:</b>    | \$289,900                                                                        |
| <b>LOT SIZE:</b>      | 5.5 Acres                                                                        |
| <b>BUILDING SIZE:</b> | 3,733 SF                                                                         |
| <b>ZONING:</b>        | R3 - Medium Density Residential                                                  |
| <b>PRICE / SF:</b>    | \$77.66                                                                          |
| <b>LOCAL AGENT:</b>   | Darcie Novak<br>Keller Williams Realty<br>218-780-7036<br>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

- Existing lease in place until 2021 - generating over \$44,000 in revenue per year
- Large 5 1/2 acre lot with river views allows for further growth or development
- Building has an exit at each wing
- Everything, including porch is handicap accessible
- Current 2018 taxes: \$13,820

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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       |

### 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               |

### 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                |

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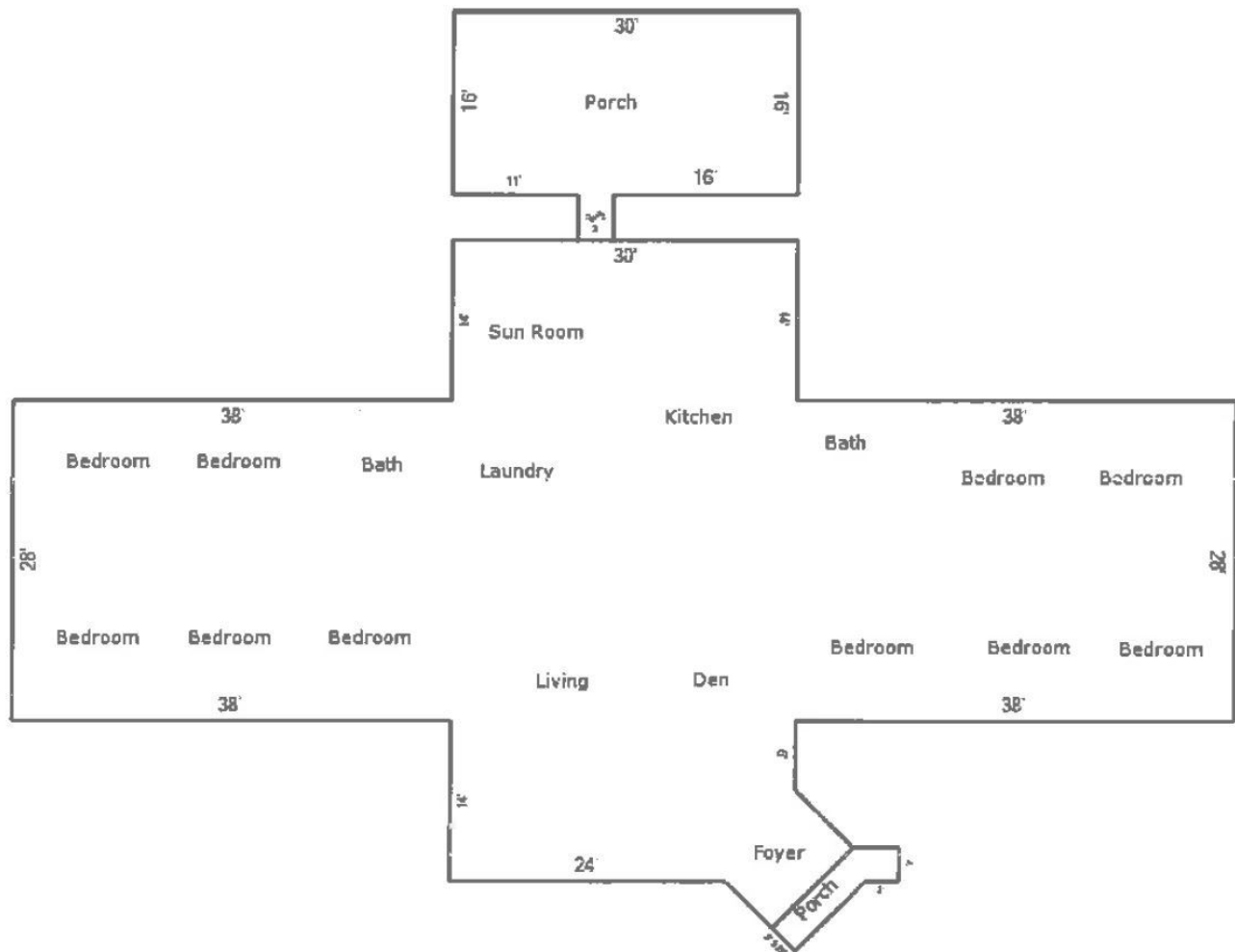
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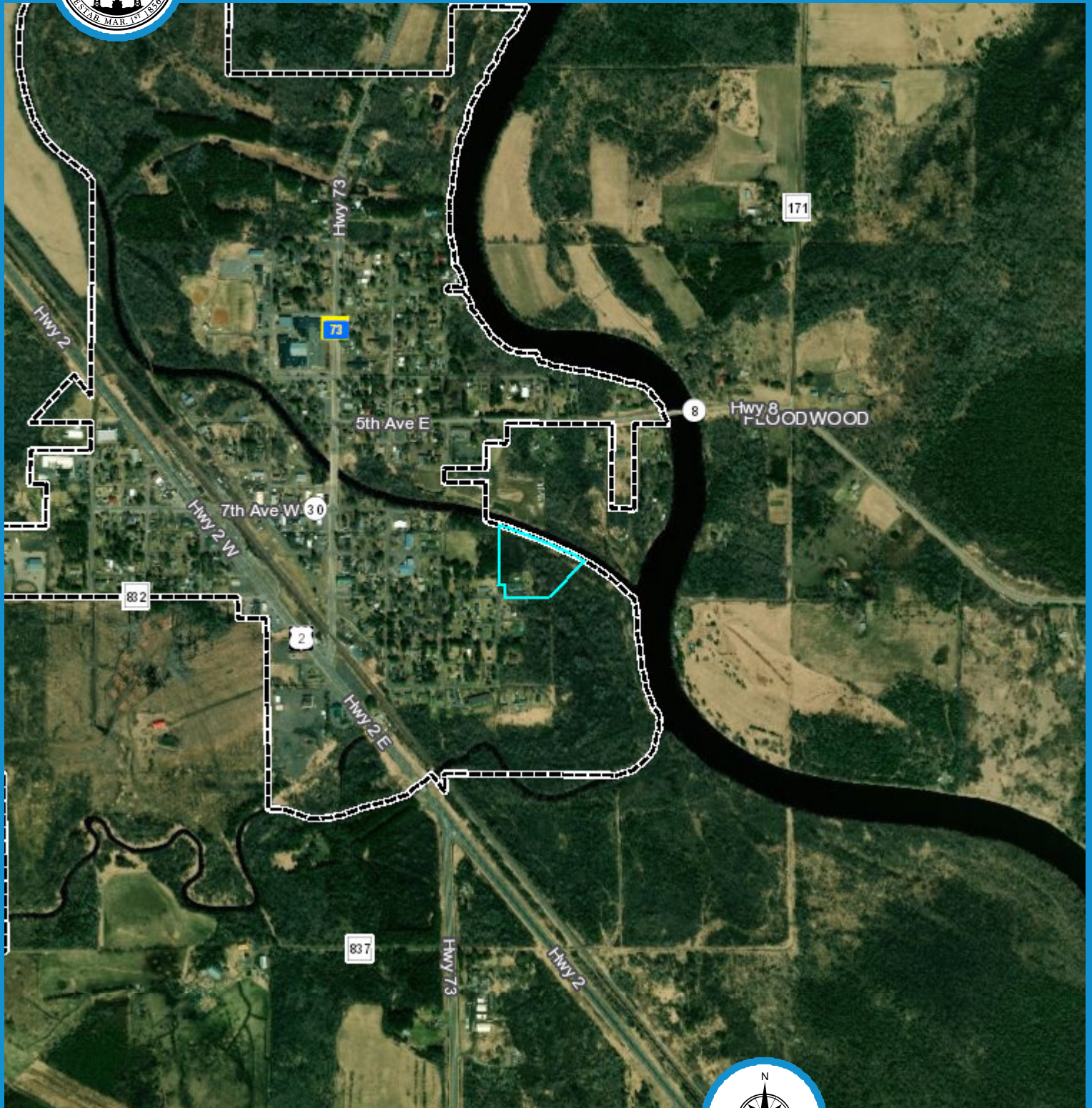
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# County Land Explorer

St. Louis County, Minnesota



map

default author

Map created using County Land Explorer  
[www.stlouiscountymn.gov/explorer](http://www.stlouiscountymn.gov/explorer)



County Land Explorer

St. Louis County

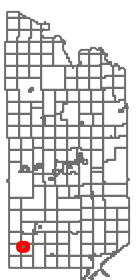
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Minnesota

## 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

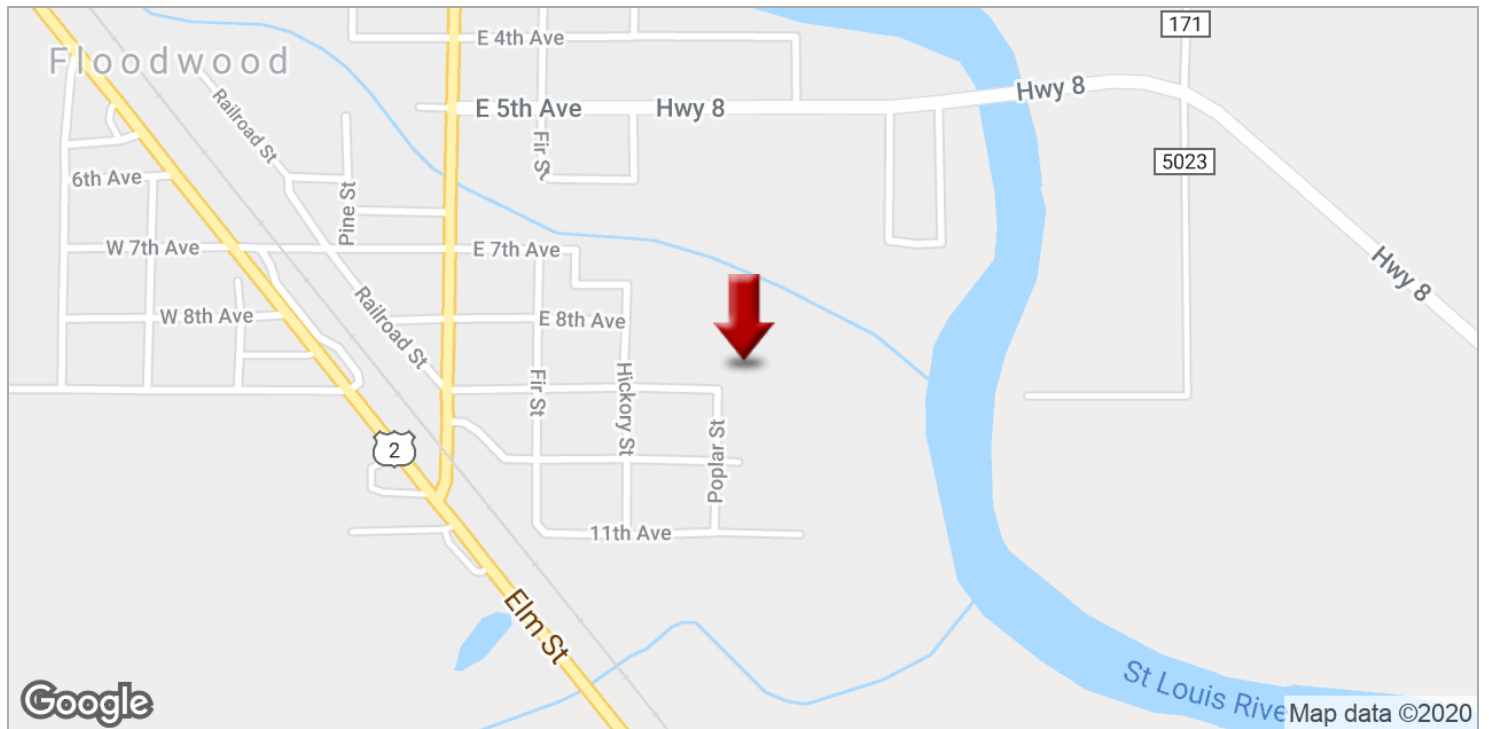
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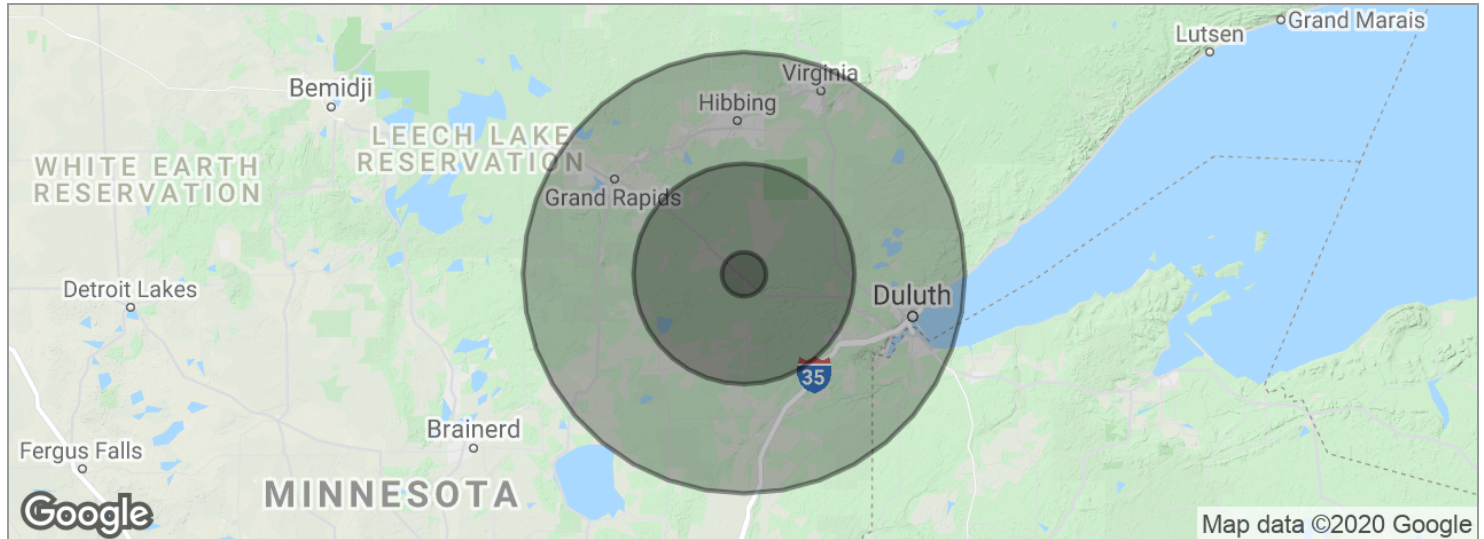
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| POPULATION          | 5 MILES  | 25 MILES  | 50 MILES  |
|---------------------|----------|-----------|-----------|
| Total population    | 574      | 14,431    | 204,914   |
| Median age          | 41.4     | 43.5      | 42.8      |
| Median age (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 2010 US Census

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