



9 Commerce Road, Babbitt, MN 55706



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$300,000
<b>LOT SIZE:</b>	0.56 Acres
<b>YEAR BUILT:</b>	1996
<b>BUILDING SIZE:</b>	10,000 SF
<b>PRICE / SF:</b>	\$30.00
<b>LOCAL AGENT:</b>	Darcie Novak Keller Williams Classic Realty NW 218-780-7036 darcie@biglifeteam.com

## PROPERTY OVERVIEW

This is a solid building built to last. With 18" of concrete on the edges the original builder of this structure did it right. 2 separate man doors and a 12' garage door. This building features a separate lunch room, his and her bathrooms, Dual heat including 3=100000 BTU propane radiant heaters, wood boiler and electric supplement heat. A convenient BUSS electrical system to accommodate for any type of business. The seller has the capabilities to build to suit as well. Call for your personal tour today

## PROPERTY HIGHLIGHTS

- 10,000 SF Building
- Can build to suit
- 2 separate man doors
- 12' garage door
- BUSS electrical system
- 3=100000 BTU propane radiant heaters
- Wood boiler
- Electric supplemental heat

**KW COMMERCIAL**  
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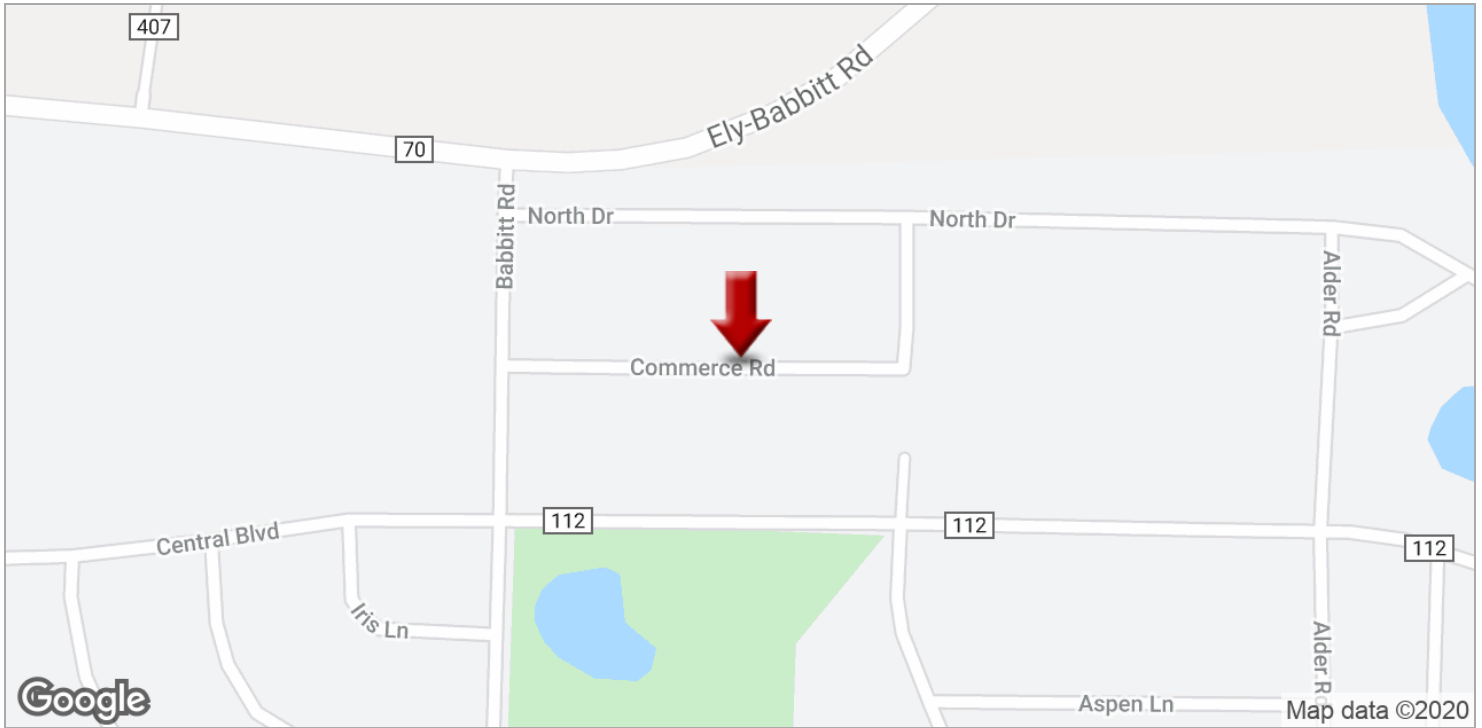
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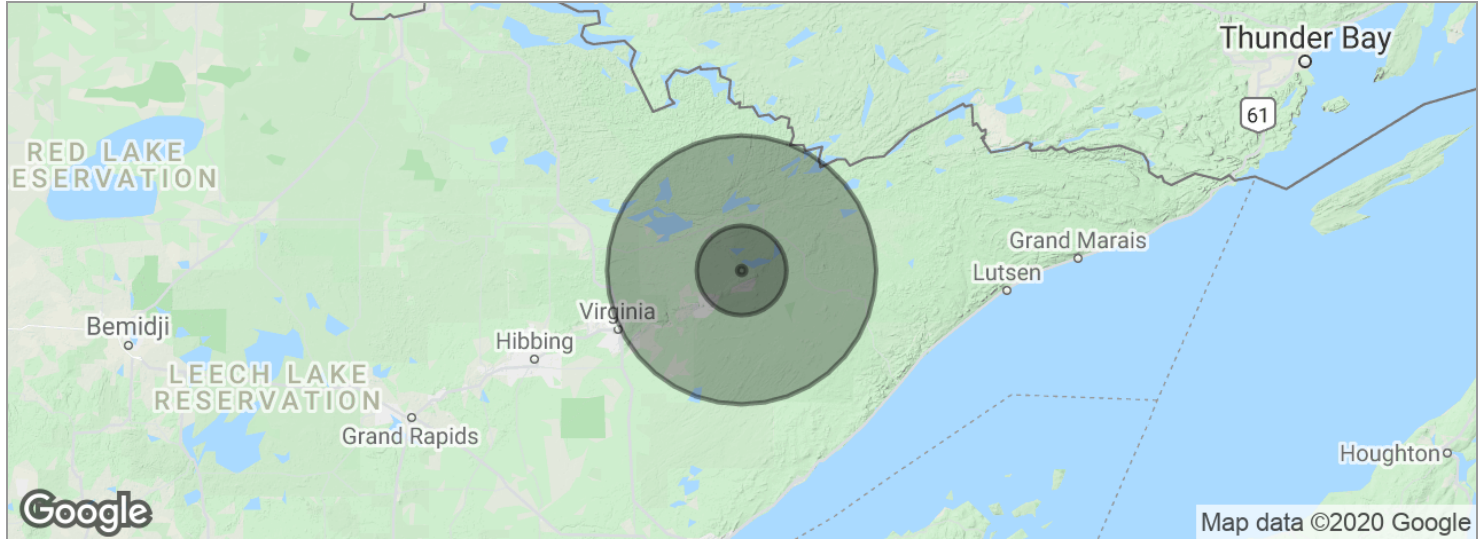
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<b>POPULATION</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total population	34	3,379	25,150
Median age	53.7	51.3	48.9
Median age (male)	53.1	50.8	47.7
Median age (Female)	55.4	52.5	50.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total households	17	1,650	11,870
# of persons per HH	2.0	2.0	2.1
Average HH income	\$51,947	\$52,463	\$53,255
Average house value		\$142,722	\$119,774

\* Demographic data derived from 2010 US Census

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