



# Applegate Property Management & Commercial Investment

Stillwater, MN 651.430.1888

New Richmond, WI 715.246.3145

[ApplegateProperties.com](http://ApplegateProperties.com)

**For Sale**  
**Office/Retail**  
**\$312,000**



- Asking Price: \$312,000
- Square Footage: 7,400 SF
- Lot Size: 6,785 SF
- Year Built: 1910
- Onsite Parking: 6-8 vehicles
- Class B Building
- Highly Visible

**127 S Knowles Avenue New Richmond, WI 54017**



**For more information contact:**

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The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



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## Property Information:

The building was built in approximately 1910, with a main floor area of approximately 4,000 square feet, with approximately 3,400 square feet of usable but unfinished basement.

Presently the building is being used as general office with approximately 6 private offices with large open areas. This space lends itself to a retail type use also. The front of the building is an attractive brick finish and has a newer glass front with low E glass. There is private parking at the rear of the property for 6-8 vehicles.

The ceiling height is varied throughout the space with ample lighting and is in excellent condition. There is an existing kitchen, and restroom on the main floor. The lower level/basement area is fully usable for dry storage. There also is a restroom in the lower level/basement. There are two natural gas fired furnaces with standard ducting as well as central air-conditioning.

The property is well positioned and has a very desirable location; with meter free parking on Knowles Avenue.



\*\*All square footages are assumed to be approximate\*\*

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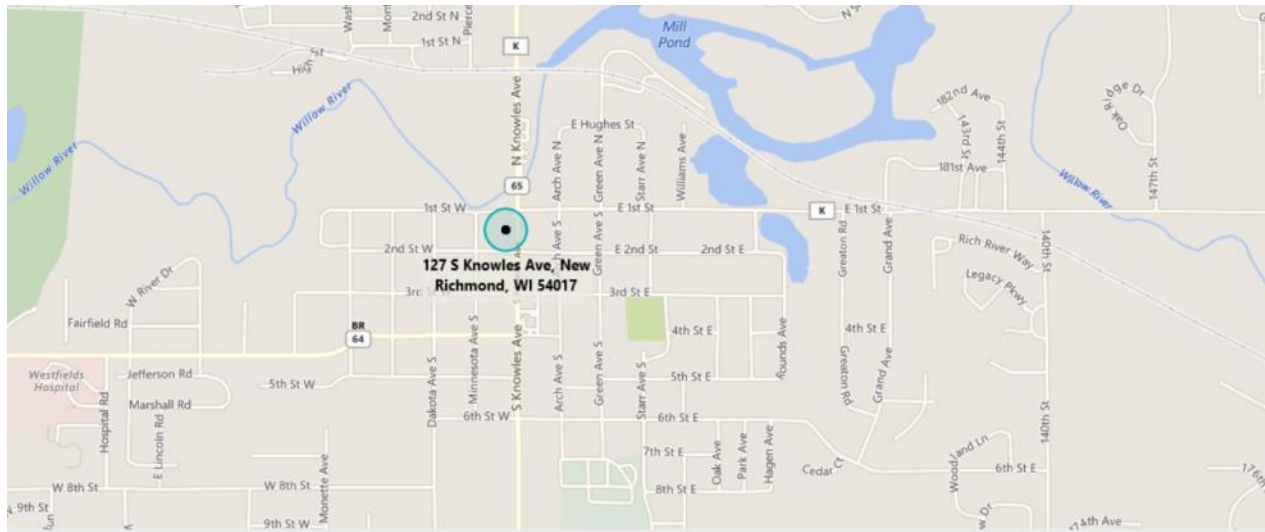
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National Association of Residential Property Managers



IREM Institute of Real Estate Management

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