

**\$479,000.00**

125 2ND ST. W. "JASPER MINI-MALL"  
 (PRICE REDUCTION)  
 JASPER, MN 56144

4,790 SQ. FT.

AGENT: TOM WINTER



**PROPERTY DESCRIPTION**

The largest convenience/grocery store in the community of Jasper, MN is available "for sale". Located adjacent State Hwy 23 the Jasper Mini-Mall, in addition to gas and diesel fuel, offers a wide array of convenience/grocery items as well as "fresh meats" cut to your satisfaction. With only 2 owners since its construction in 1992, this business offers long term opportunities. 2-8000 gallon gas tanks; 1-4000 gallon diesel tank; 2-walk-in coolers 1-freezer and more. Call Tom Winter at 507-215-3683 for further details.

<b>Type:</b>	General Commercial	<b>Access / Roads:</b>	Asphalt
<b>Year Built:</b>	1992	<b>Water:</b>	City
<b>Sq. Feet:</b>	4,790	<b>Sewer:</b>	City
<b># Stories:</b>	1	<b>Tax Info:</b>	4,090.00
<b>Lot Size:</b>	200' X 150'	<b>Assessments:</b>	108.00 Recycling fee
<b>Roof:</b>	Asphalt	<b>Market Value:</b>	\$160,800 for RE tax purposes only (estimated)
<b>Siding:</b>	Steel - 2007	<b>Parcel #:</b>	17-200-1100
<b>Windows:</b>	Stationary	<b>Legal:</b>	Lots 16-21, Block 6, Original Plat to the City of Jasper, MN
<b>Electrical:</b>	3-phase Amps Breakers	<b>Property ID:</b>	TW-1793
<b>Heating:</b>	Original Forced Air Natural Gas		
<b>Cooling:</b>	Original Central		