

2.33 ACRE INDUSTRIAL PROPERTY

1895 Frontage Road, Mora, MN 55051

CENTURY 21
COMMERCIAL.

Moline Realty, Inc

Carrie Gibbs, Broker/Owner, Commercial Specialist

CENTURY 21 Moline Realty, Inc

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PROPERTY INFORMATION

PURCHASE PRICE
\$575,000.00

PROPERTY ADDRESS
1895 Frontage Road
Mora, MN 55051

YEAR BUILT
1960

PROPERTY SIZE
16,807 Sq. Ft.

LAND SIZE
2.33 Acres

1895 Frontage Road
Mora, MN 55051

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

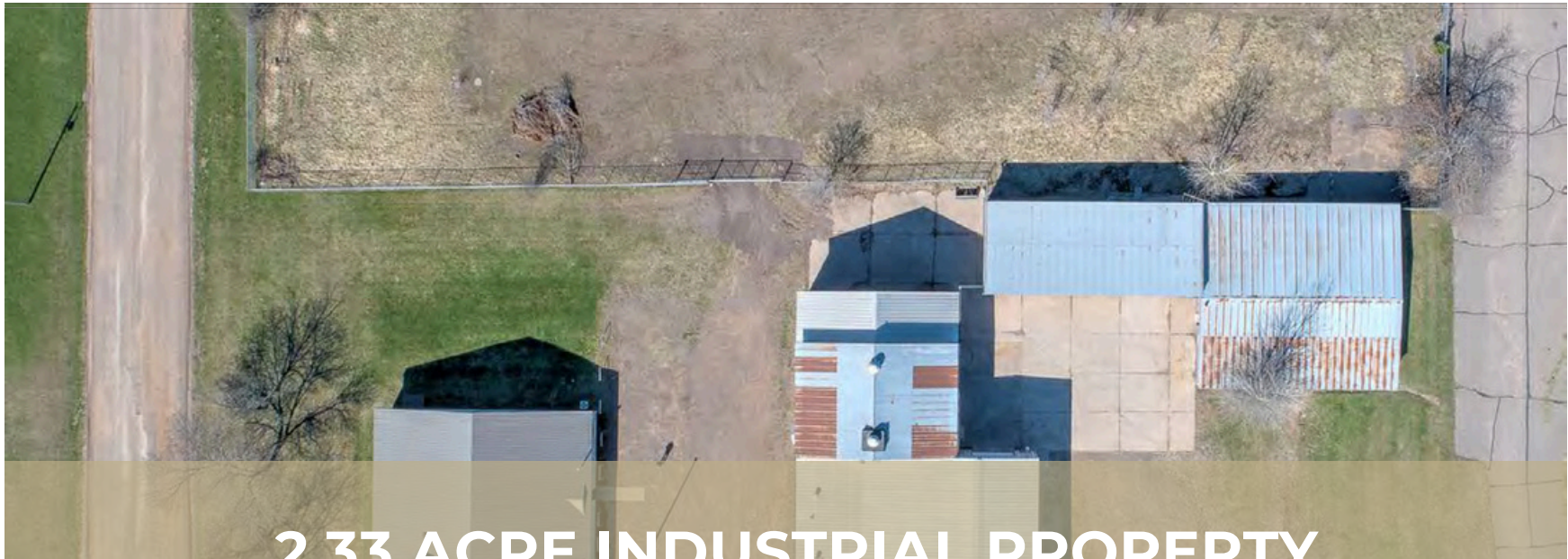
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PROPERTY OVERVIEW

Industrial property on 2.33 acres with frontage on Highway 65 in Mora currently zoned I-1 Limited Industrial. The site features a functional layout and robust utility infrastructure, offering a strong foundation for a wide range of uses. With the opportunity to make updates and tailor the improvements to your needs, this property is well-positioned for an owner-user or investor to unlock additional value and create a space that fits their vision. The site includes a 4,418 square foot office building with multiple offices, reception area, break room, two bathrooms, vault, steel roof, and forced air heat with central A/C. The shop space consists of a 62x67 heated building with a 16 overhead door and 18 sidewalls, connected to a 40x44 ...



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PROPERTY DETAILS

Industrial property on 2.33 acres with frontage on Highway 65 in Mora currently zoned I-1 Limited Industrial. The site features a functional layout and robust utility infrastructure, offering a strong foundation for a wide range of uses. With the opportunity to make updates and tailor the improvements to your needs, this property is well-positioned for an owner-user or investor to unlock additional value and create a space that fits their vision. The site includes a 4,418 square foot office building with multiple offices, reception area, break room, two bathrooms, vault, steel roof, and forced air heat with central A/C. The shop space consists of a 62x67 heated building with a 16' overhead door and 18' sidewalls, connected to a 40x44 heated shop with a 14' overhead door. These buildings are serviced by a three-phase 800-amp, 240-volt electrical system, providing ample capacity for industrial or heavy commercial use. There is also an attached 40x14 cold storage area previously used for sandblasting. Additional buildings include a 50x52 heated and insulated structure with single-phase power and dock access, plus an attached 25x60 cold storage building with sliding doors. The fenced yard covers just under one acre and includes a 25x95 cold storage building with electric, featuring a combination of dirt and concrete floor. The property offers a practical layout and solid infrastructure, providing a strong foundation for a variety of commercial and industrial uses. While strategic updates and improvements will enhance its full potential, this creates a valuable opportunity to tailor the property to your specific needs.

PROPERTY PHOTOS



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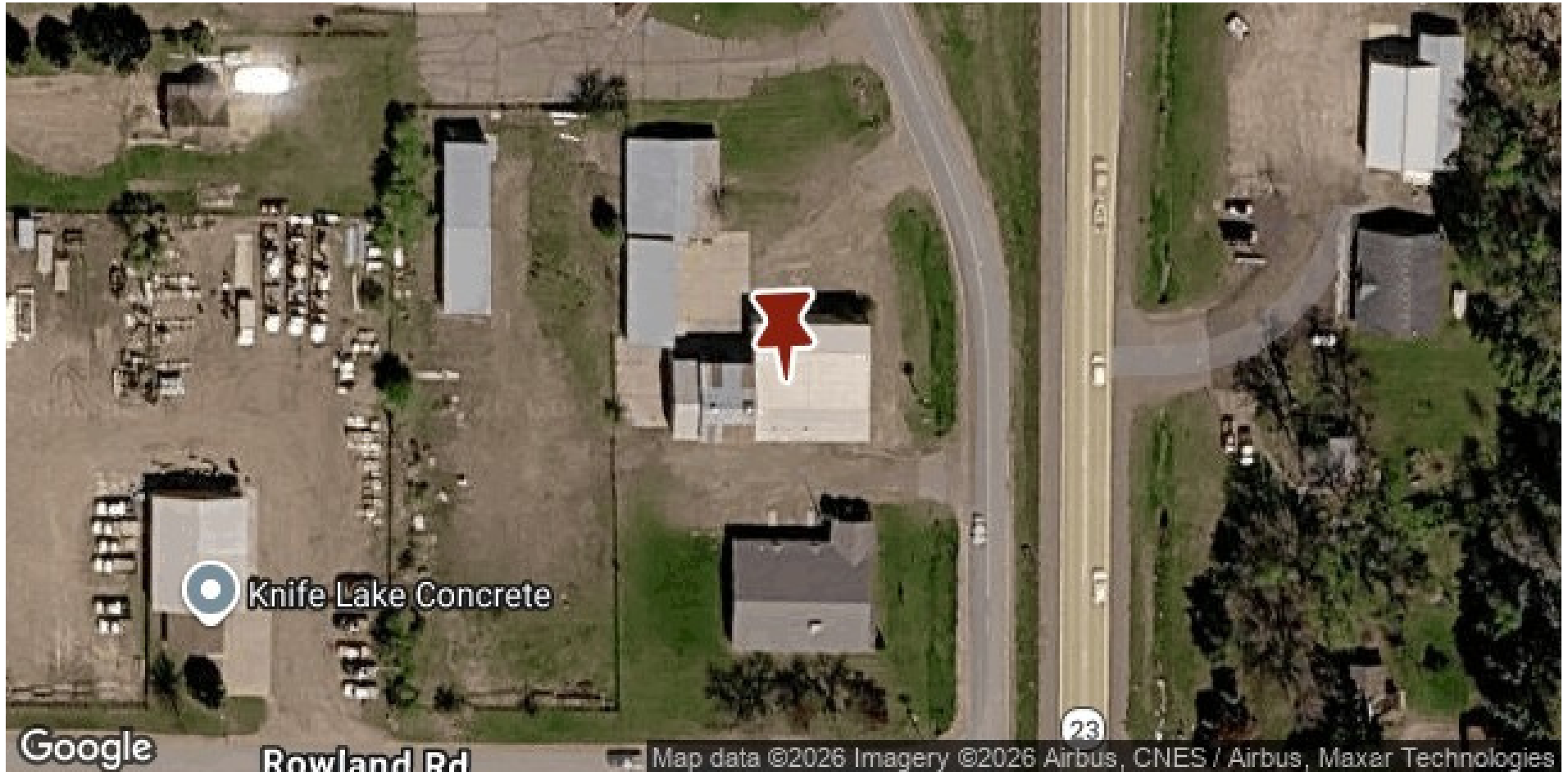
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AERIAL ANNOTATION MAP



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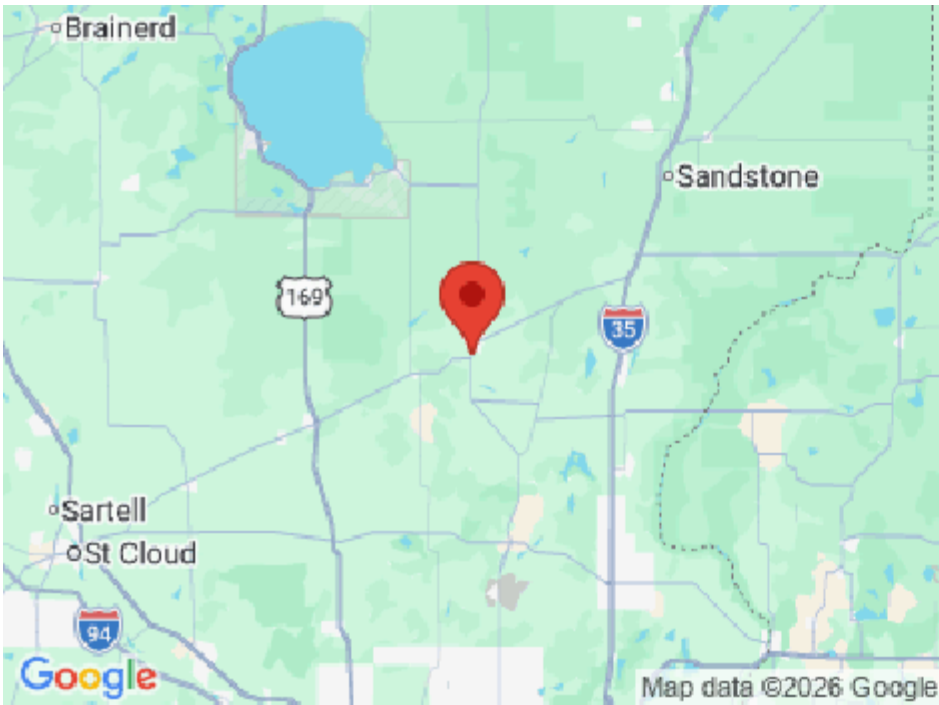
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AREA LOCATION MAP



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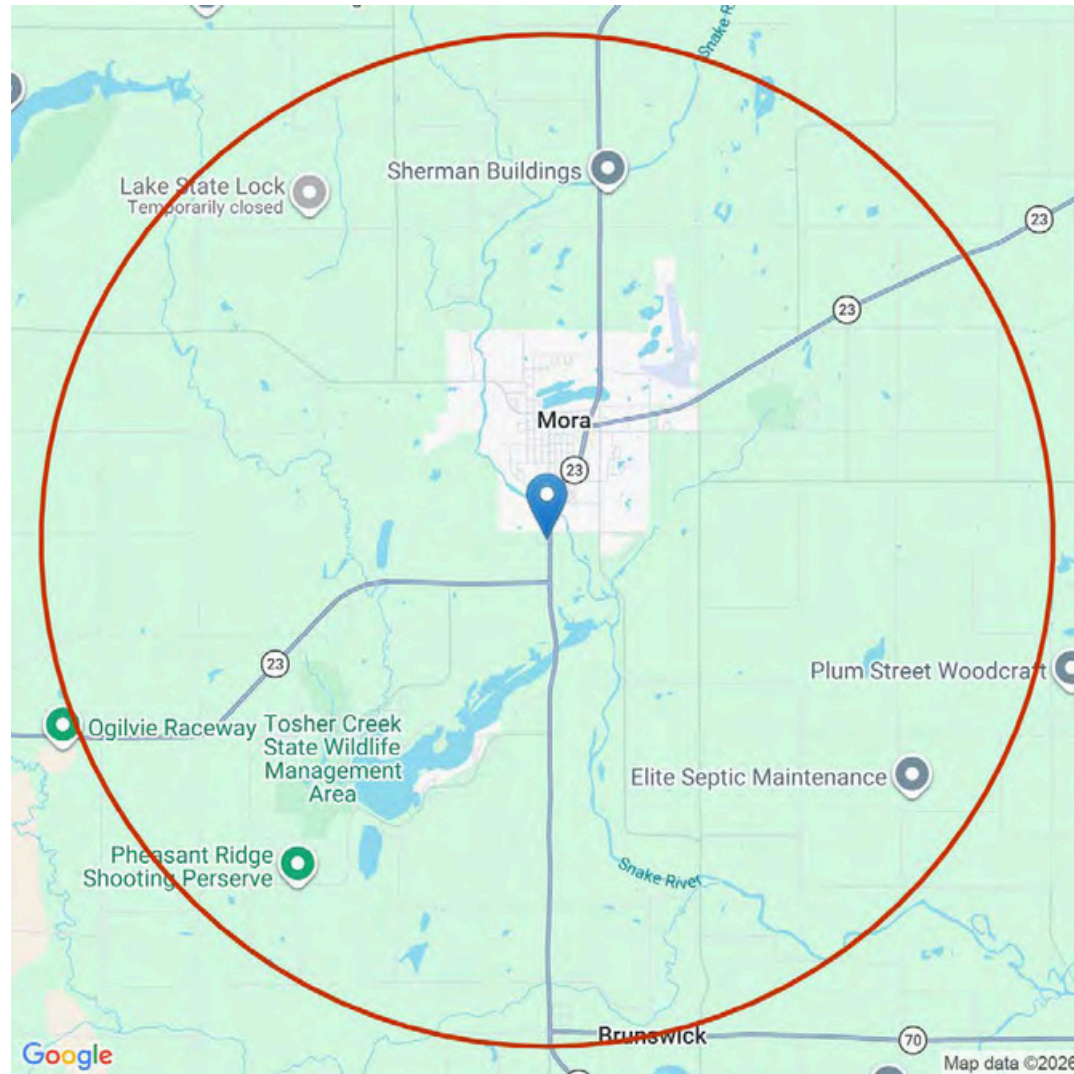
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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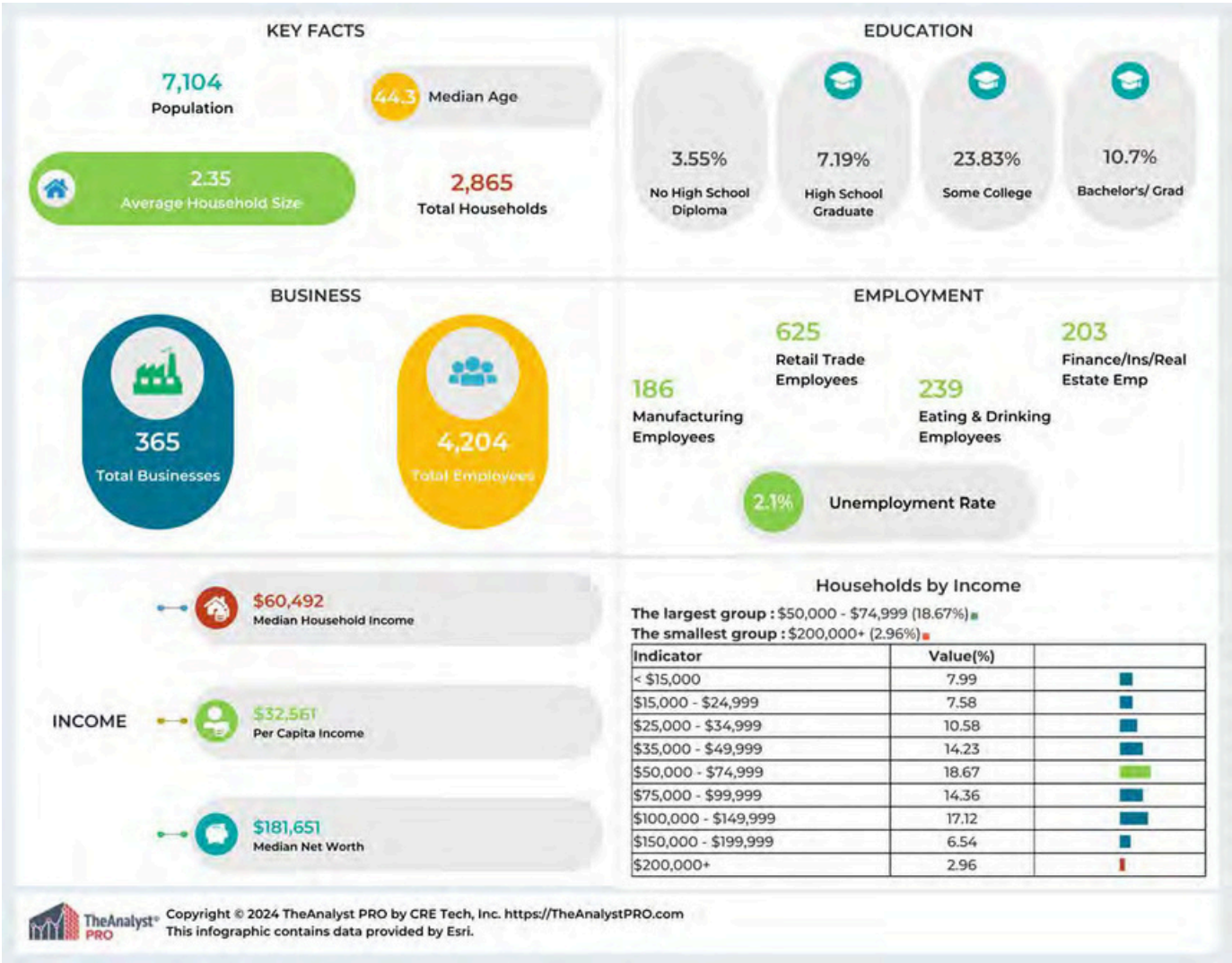
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

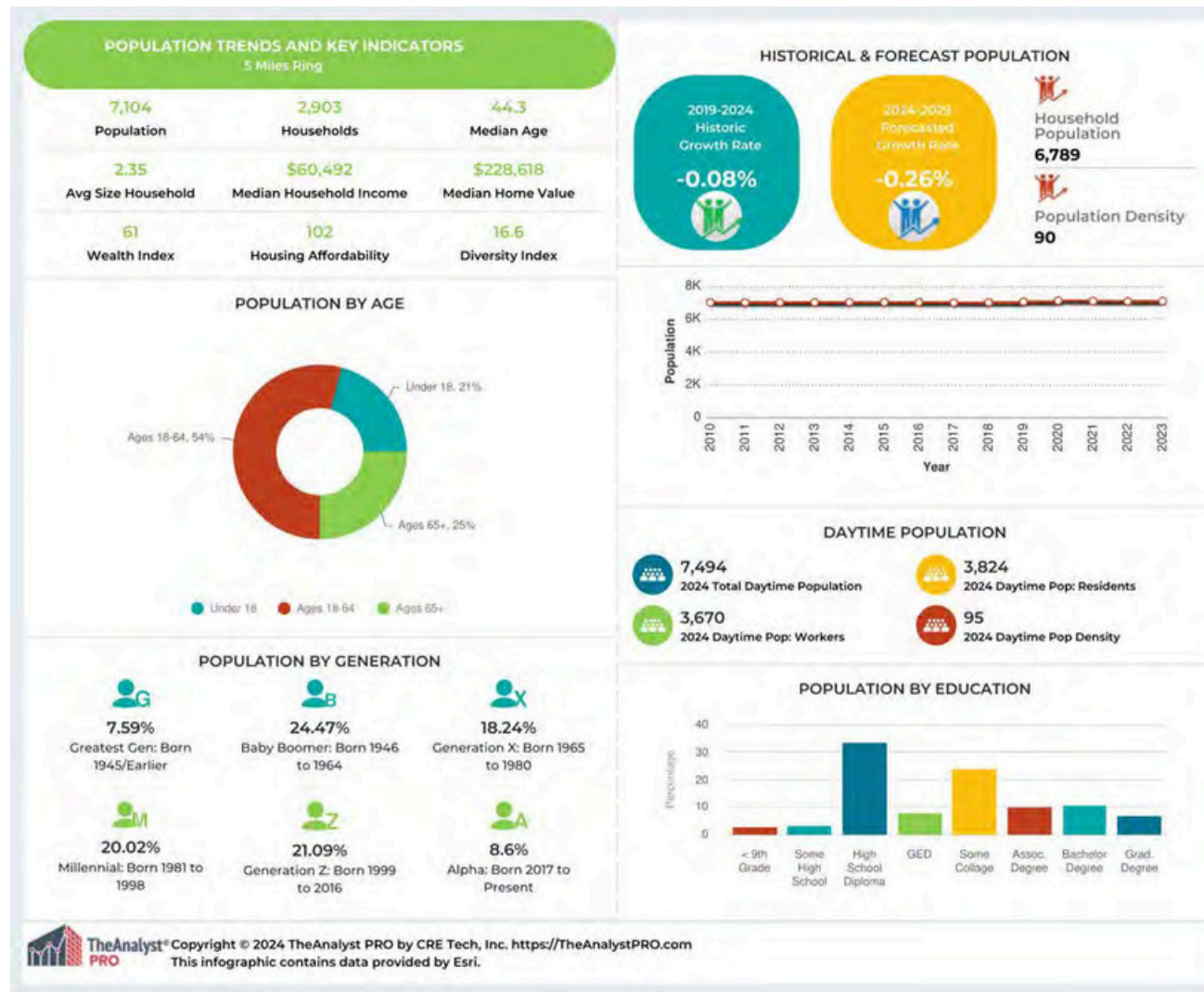


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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



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