

BRAD HEGGEN REALTY, INC.

107 S. Broadway
Wells, MN 56097
(507) 553-6959
www.bradheggenrealty.com

10-3RD ST NE, WELLS, MN

\$50,000

Parcel: 100X140

**R30.426.1420, Lot 2 Blk 8, Leland & Andrews Addition AND
Part of Parcel R30.426.1410 Lot 1 Block 8, Leland & Andrews Addition**

ROOM DIMENSIONS:

East Bay - 15x27
West Bay - 15x19
Office - 8x15
Restroom #1 - 4x5
Restroom #2 - 4x5

REMARKS:

- Prime Location- Highly visible on corner lot. 100'x140'
- 10,000 gallon steel tank (7,000/3,000 split). Installed in 1994 with 30 year warranty, electronic monitor.
- Detached single garage (14x20 with concrete floor, opener and loft).
- Two service bays.
- Partial basement (approximately 15x40) with ½ bath.

