



MLS 5291196 Commercial

\$175,000

Business Opportunity

1428 County 5
Longville MN 56655

Waterfront: Girl Lake

(Active)

Description:

*Open to Contract for Deed terms. Longville's Coffee Shop, the gathering & meeting place for all. Sales exceed 6 figures. Still lots of upside: parties, events, wine/beer license, expand hours... *Lease back 24x24 room connected by french doors to separate business which would benefit from year-round foot traffic. With the separate entrance in back, it is perfect for a business looking for high foot traffic Apparel, Arts/crafts, Real Estate, Insurance, Attorney's, Etc., visitors quickly discover the gardens beyond. Bridges, gazebo, kitchen, addition, landscaping, roof, patios, decks all added in 2001.

Additional Details:

Yearbuilt	2001
Lot Acres	0.400
Lot Dimensions	176x164x94xirreg
Current Use	Restaurant
School District	118 - Northland Community School
Taxes	\$2,865
Taxes with Assessments	\$3,015
Tax Year	2018

Additional Features:

Exterior: Wood **Fuel:** Electric **Heat:** Baseboard **Cooling:** Ductless Mini-Split **Water:** Well, 4-Inch Submersible, Drilled **Sewer:** City Sewer/Connected **Handicap Access:** Wheelchair Ramp, No Stairs Internal, No Stairs External, Grab Bars In Bathroom **Garage Description:** Driveway - Asphalt, Uncovered/Open **Roof:** Asphalt Shingles, Pitched **Includes:** Business, Building, Land, Fixture/Equipment **Lot Description:** Irregular Lot, Tree Coverage - Medium

Driving Directions:

Main Street Longville, across from Patrick's on Girl Lake



Listed By:
Counselor Realty, Inc.

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