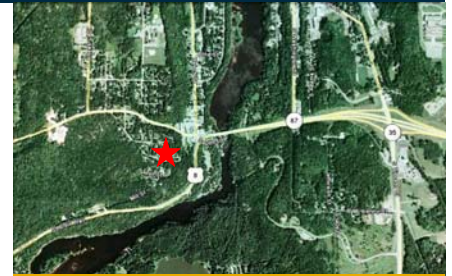




Site Information:

Location: 361 Government Street, Taylors Falls, MN
 Description: The Springs Inn Motel
 Square Feet: 13,582
 Availability: Immediate
 Sale Price: \$590,000
 Terms: Cash or Terms Acceptable to Seller
 RE Tax: \$28,226



361 Government Street
Taylors Falls, MN



Features

- 29-Unit Motel
- Located in Historic Taylors Falls
- Easy Access to Highways 35 & 8
- Excellent Investment Opportunity
- St. Croix River View
- Close to Shopping
- Deck, Patio, Porch, Secure Building
- Some Units Newly Remodeled
- King/Double/Jacuzzi Rooms
- Cable TV
- Bar/Restaurant w/Full Kitchen

Land Data:

Acres: 0.59
 Square Feet: 25,600
 Dimensions: 175x250

Zoning: Business Commercial
 Topo: Level
 Easements: See Survey

Building Data:

Year Built: 1977
 Total SF: 13,582
 Dimensions: Irregular
 Utilities: Private Water/Sewer
 Parking: 38 Spaces

Construction: Concrete/Block/
Wood Frame
 Floors: Three (3)
 HVAC: Combo Heat/Cool System
 Landscape: Typical

All square footages are assumed to be approximate

For more information contact:

Brian Zeller

651.430.2233 office

612.325.3038 cell

651.430.2480 fax

bzeller@greystone-commercial.com

Continued

**361 Government Street
Taylors Falls, MN**



Exterior



Exterior



Bar/Restaurant



Patio

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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.