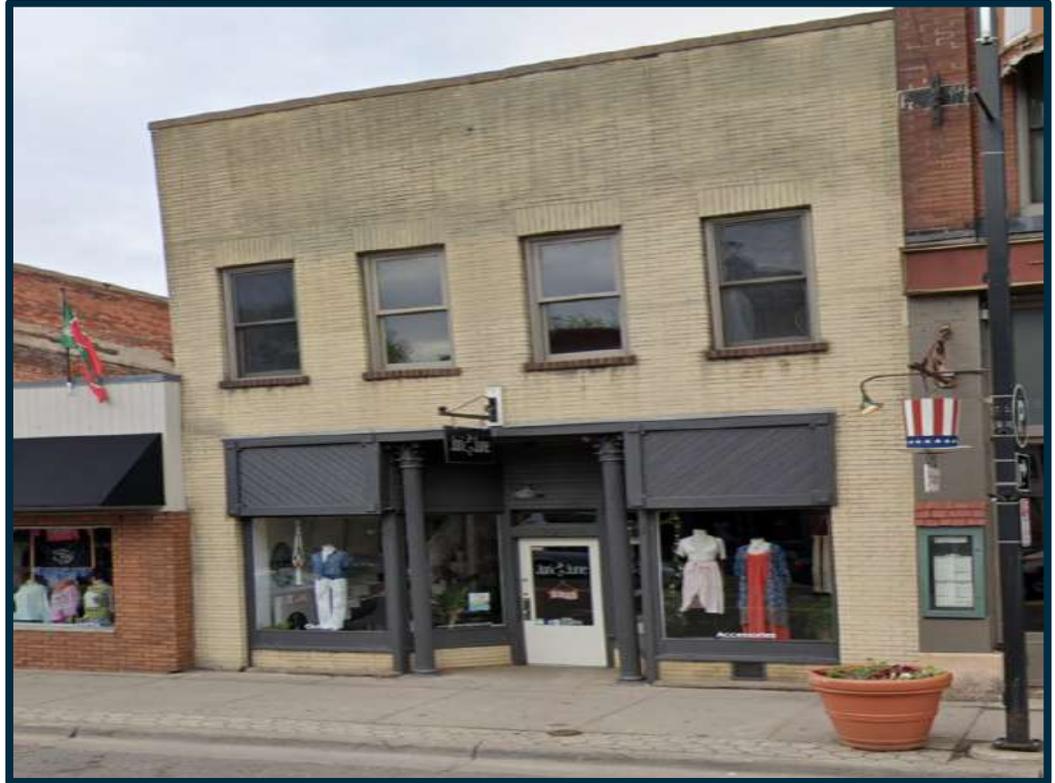




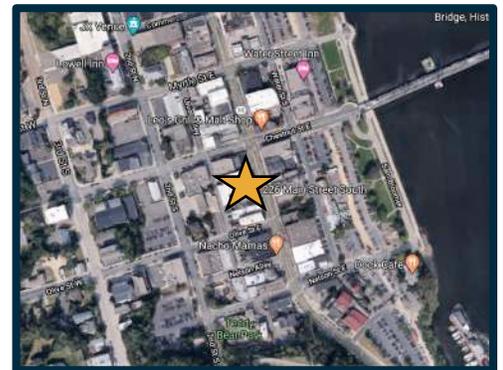
## For Sale

**\$449,000**  
Commercial  
Building

- Prime Retail Location
- Centrally Located in the Heart of Downtown Stillwater
- Large Store Front Windows
- Open Spaces on Two Levels



**226 Main Street South | Stillwater, MN 55082**



**For more information contact:**

**Kevin J. LaCasse**  
651.430.2024 office  
651.216.4858 mobile  
651.430.2480 fax

[klacasse@greystone-commercial.com](mailto:klacasse@greystone-commercial.com)

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. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



226 Main Street South | Stillwater, MN 55082

## General Information:

Property Type: Commercial  
Availability: Immediate  
Square Feet: First Floor 1,000 SF (Approx)  
Second Floor 1,000 SF (Approx)  
Total 2,000 SF Plus Basement

Sale Price: \$449,000  
RE Tax: \$6,222 (2020)  
Terms: Cash or Terms Acceptable to Seller

## Land Data:

Acres: .03 Acres  
Square Feet: 1,304  
Topo: Generally Level

## Building Data:

Construction: Brick, Stucco, etc.  
Floors: Two Story  
Parking: Ample  
Utilities: Electric, Gas, City Sewer & Water  
HVAC: Gas Forced Air



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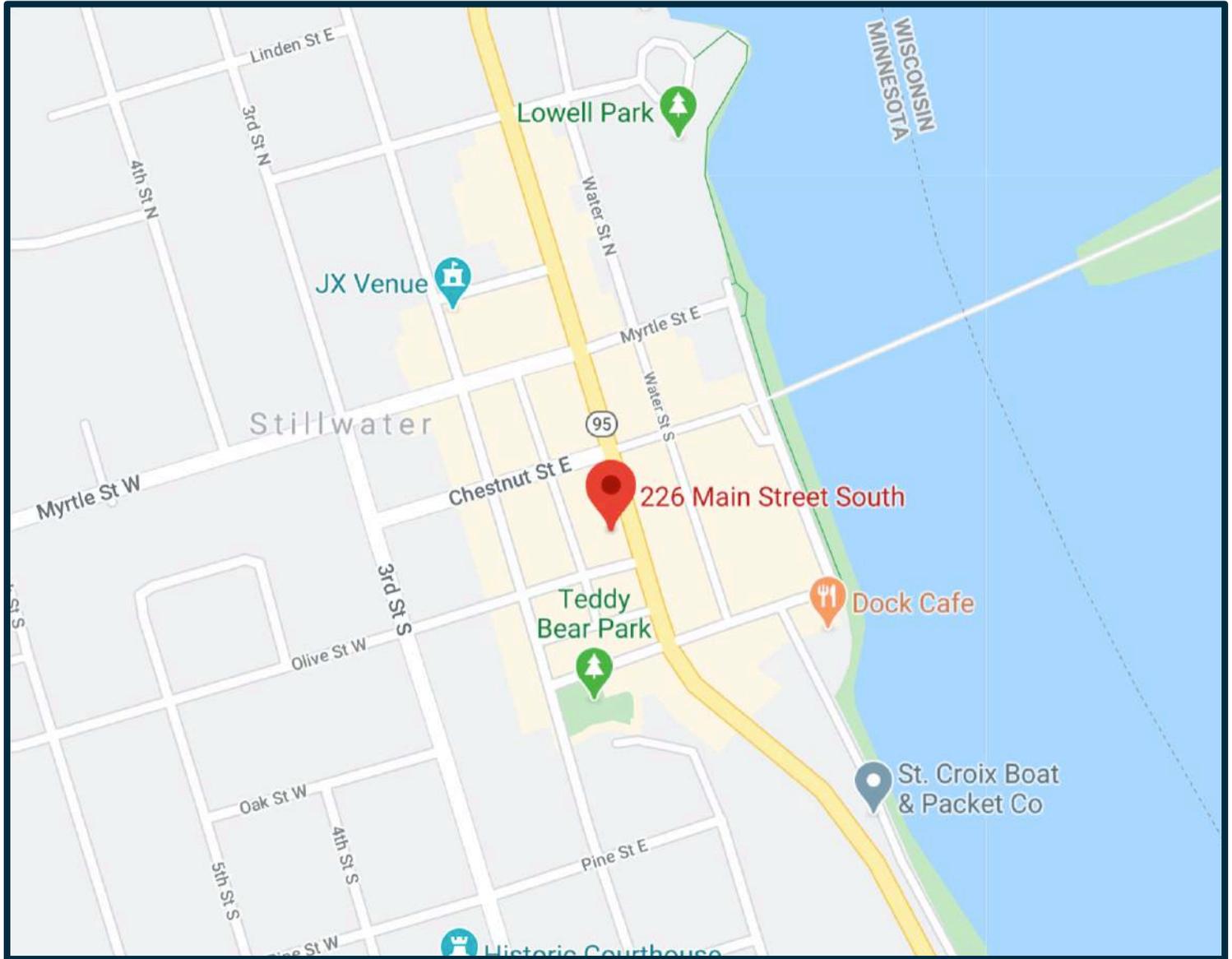
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*\*\*All square footages are assumed to be approximate\*\**

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# GREYSTONE COMMERCIAL

# For Sale

Washington County Department of Property Records  
and Taxpayer Services

14949 62<sup>nd</sup> Street North PO Box 200  
Stillwater, MN 55082-0200  
(651) 430-6175 www.co.washington.mn.us

Property ID: **28.030.20.41.0052** Bill#: **1507629**

**Taxpayer:** BRITANNIA HOLDINGS INC  
5797 WOODLANE BAY  
WOODBURY MN 55129-9599



01044087



TAX STATEMENT			
2019 Values for Taxes Payable in <b>2020</b>			
<b>VALUES AND CLASSIFICATION</b>			
	Taxes Payable Year:	<b>2019</b>	<b>2020</b>
<b>Step 1</b>	Estimated Market Value:	216,500	244,400
	Homestead Exclusion:		
	Taxable Market Value:	216,500	244,400
	New Improvements:		
	Property Classification:	Comm/Ind	Comm/Ind
<i>Sent in March 2019</i>			
<b>2</b>	<b>PROPOSED TAX</b>		
	<i>Did not include special assessments or referenda approved by the voters at the November election</i>		\$6,224.00
<i>Sent in November 2019</i>			
<b>PROPERTY TAX STATEMENT</b>			
<b>Step 3</b>	First half taxes due	May 15	\$3,111.00
	Second half taxes due	October 15	\$3,111.00
	Total Taxes Due in 2020:		\$6,222.00

## \$\$\$ REFUNDS?



01044087

*You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.*

**Property Address:**

226 MAIN ST S  
STILLWATER MN 55082

**Description:**

Block 29 Lot 3 STILLWATER. ALL OF LOT 3 BLK 29 EXC THE N 16 INCHES THEREOF & PRT OF LOT 4 BLK 29 DESC AS FOLL BEG AT NE CORN THEREOF & RUN THN W ALG THE N LINE OF SD LOT 59FT MIL TO S-W CORN OF SD LOT 3 THN S ON A LINE PAR WITH THE E LINE OF SD LOT 4 15INCHES THN E ON A LINE PAR WI

Tax Detail for Your Property:				
Taxes Payable Year:		<b>2019</b>	<b>2020</b>	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$0.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00		
<b>Tax and Credits</b>	3. Property taxes before credits	\$5,560.00	\$6,222.00	
	4. Credits that reduce property taxes			
	A. Agricultural and rural land credits	\$0.00	\$0.00	
	B. Other Credits	\$0.00	\$0.00	
	<b>5. Property taxes after credits</b>	<b>\$5,560.00</b>	<b>\$6,222.00</b>	
<b>Property Tax by Jurisdiction</b>	6. WASHINGTON COUNTY	A. County General B. County Regional Rail Authority	\$610.60 \$3.97	\$691.34 \$4.33
	7. CITY OF STILLWATER		\$1,235.71	\$1,413.16
	8. State General Tax		\$882.25	\$1,024.76
	9. ISD 834 STILLWATER	A. Voter approved levies B. Other Local Levies	\$444.05 \$392.07	\$469.19 \$363.15
	10. Special Taxing Districts	A. Metropolitan Council	\$14.72	\$15.32
		B. Metropolitan Council Transit	\$29.90	\$32.64
		C. Metropolitan Mosquito Control	\$9.58	\$10.25
		D. County CDA	\$32.19	\$35.61
		E. Fiscal Disparities	\$1,897.81	\$2,153.90
		11. Non-school voter approved referenda levies	\$7.15	\$8.35
		12. Total property tax before special assessments	\$5,560.00	\$6,222.00
	13. Special assessments	\$0.00	\$0.00	
	<b>14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>\$5,560.00</b>	<b>\$6,222.00</b>	

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