



# FOR SALE

## 2755 & 27xx Jade St. Hillman Twnbsp (Mora), 55051

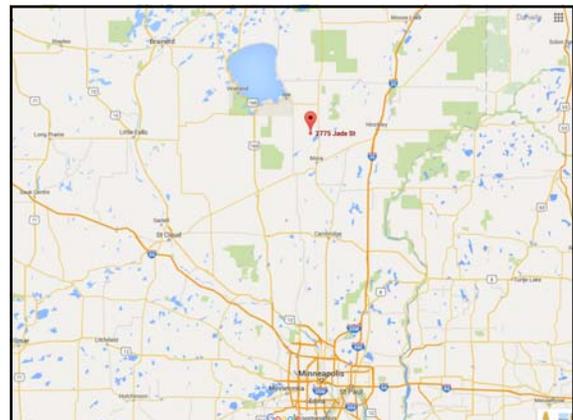
### Features:

Sale Price	Parcel 1—\$560,000 Parcel 2—\$30,000 Both—\$590,000
Property Type	Parcel 1—Office/ Warehouse/ Storage Parcel 2—24.67 Acres
Building Size	Parcel 1—42,277 sq. ft.    3 Pole Bldgs—6,048 sq. ft. each Parcel 2—24.67 Acres of which 15 acres are tillable
Parcel Size	Parcel 1—10.68 acres or 465,221 sq. ft. Parcel 2—24.67 acres or 1,074,625 sq. ft.
PID Number	Parcel 1—08.01560.10 Parcel 2—08.01560.20
County	Kanabec County
Zoning	Agricultural (Subject has condi- tional use permit)
Year Built	1989-2004
Real Estate Taxes	Parcel 1—\$19,798.00 Parcel 2—\$228.00
Uses:	<ul style="list-style-type: none"> <li>◆ Office</li> <li>◆ Warehouse</li> <li>◆ Pole Buildings with cold Storage</li> </ul>



### About the Property:

The property consists of 2-parcels that can be sold together or separately. The First parcel has 42,277 sq. ft. office and warehouse areas. Also on this parcel is 3 pole buildings for storage. garage The Second parcel is 24.67 acres of land in which 15 acres are tillable. This mixed use project property is located in the Township of Hillman, better know as Mora in Kanabec County.



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