



PRICE: \$199,500

202 First Avenue South
St James, Minnesota 56081
507-375-3205



MLS# 7031767

www.firstrealtyofstj.com

Address: 505 Hubbard Ave, Butterfield, MN 56120
Owner: Klarice Rinne
Brief Legal Desc: Armstrongs Addition Block-038

Type:	Commercial	Kitchen:	9' x 44'	Heating System:	Forced Air
Age of Building:	1900	Bar	27' x 36'	Summer Heat	\$ 100.00
Lot Size:	2940 Sq Ft	Cabinets	No	Winter Heat	\$ 700.00
Current Taxes:	\$1,689.00	Stove/Oven	Yes	Cooling System:	Cen. Evap
Spec Assessments:	\$35.00	Hood	Yes	Water Heater:	Yes
1st Floor Sq. Ftg:	2940 Sq Ft	Refrigerator	Yes	Water Softner:	Yes
2nd Floor Sq. Ftg:	N/A	Dishwasher	Yes	Water	\$114.00
Basement Sq. Ftg:	N/A	Disposal	Yes	Well:	No
Dining Room Area:	28' x 32'	Bathroom:	Two	Electrical (Summer)	\$ 450.00
				Electrical (Winter)	\$ 750.00

Utilities are on a monthly basis

Features: *116 Max
Occupancy

Here is a wonderful opportunity to be your own boss. Located approximately halfway between the Twin Cities area and the Sioux Falls/Sioux City just off highway 60 in Southern Minnesota. Buckshots Bar and Grill is an excellent place to stop for hungry travelers and much more! Currently with a menu of various delicious burgers and appetizers, it also has a multi event area for banquets, parties, meetings, gaming and reunions, etc. Buckshots can be described as a comfortable midwestern style bar, offering what you love about social gatherings and local food. All inventory and equipment are included.

Exclusions:



Contact:

Mark Johnson 507-317-1538
Vaughn Nordhausen 507-276-8167

Paul Nordstrom 507-380-9190
Cole Skow 507-327-9830

The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information