



**PRICE: \$249,000**

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



MLS# 7031767

[www.firstrealtyofstj.com](http://www.firstrealtyofstj.com)

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

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

**\*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.

**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