

The Etc. & Coffee on Third

189 Third Street, Tracy



Listing Price: \$100,000 **MLS #:** 25173
Ground Floor Area: 26.5' x 140' or 3,710 square feet
Parcel #: 31-100017-0
Legal Description: N 26' of lots 16-21, Block 8, Original Plat to the City of Tracy, Lyon County, Minnesota
Taxes: \$893.96 **Asmts:** \$76.04
Lot Size: 26.5' x 150'
Age: 1940
Construction: Brick, 2 story building with upper level over approx. half of the interior
Location: Corner lot, intersection of 3rd Street & Morgan Street in Downtown Tracy
Siding: None
Roof: Flat, 2003
Condition: Very good
Basement: Full, currently used for storage
Parking: On street parking only
Windows: Fixed & sliding, most new in 2003
Heating/Cooling: Natural gas hot water heat (2003) & Central air conditioning (2003)
Ceiling Insulation: Unknown
Wall Insulation: Unknown
Floor Covering: Hardwoods, tile & carpet

Additional Information:

- Natural gas water heater new in 2003
- Owned water softener new in 2003
- Owned reverse osmosis water system new in 2003
- All new wiring breakered electrical service in 2003
- Electrical costs are approx. \$350 per month
- Heating costs are approx. \$190 per month
- All coffee shop equipment is included in list price
- Coffee shop currently has seating for 28 but the business is licensed for 50

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Information deemed reliable but not guaranteed

