

# Prime Hermantown Location

5028 Miller Trunk Hwy • Offered at \$699,999



Greg Follmer MN Broker • Trevor Samsa MN Realtor  
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All Information Herein Deemed Reliable but not Guaranteed

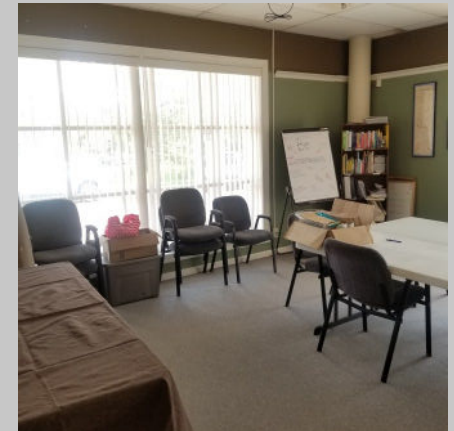
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## Excellent Brick and Structural Steel building!

Currently being used as a daycare center this building would be excellent for many uses. Built out with offices and conference room in front, large center “rec area” and classrooms around the perimeter (with exterior doors), additional offices and storage in the back of the building. ADA compliant restrooms (4 on site). Hard wired fire alarm and emergency lights, fully sprinkled. Some exterior work need, paint, roof, but underlying structure is concrete block and steel beams. Ample parking (gravel lot) with driveway around the building (makes for easy in/out traffic.

Building available for occupancy Fall 2020



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**Built in 1974  
Lot Size 2.35 Acres  
12,000 Square Feet  
395-0010-02975**

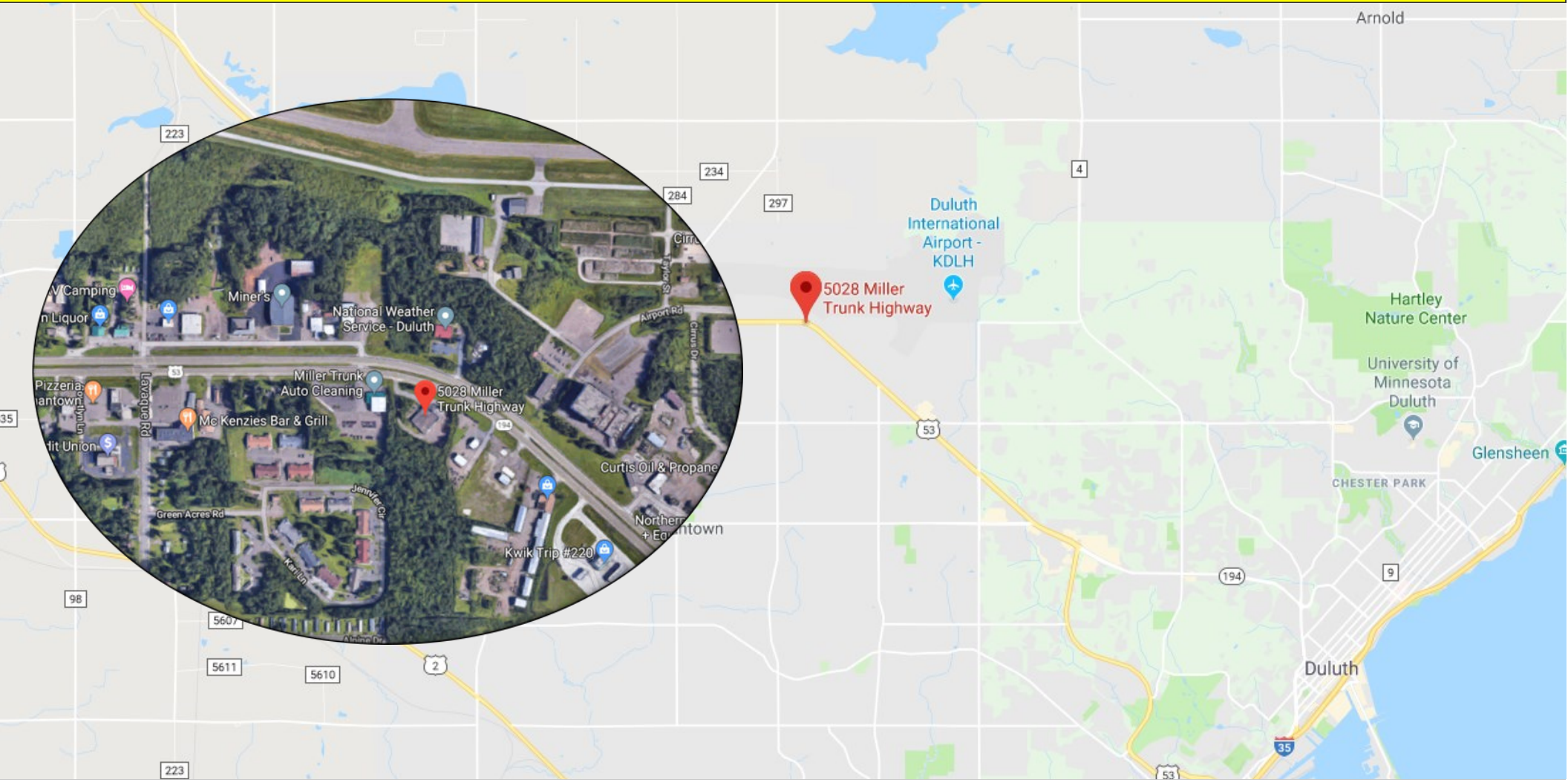
**Zoned C—General Commercial  
Traffic Counts of over 19,000 CPD  
10.5' Ceiling Height to bottom of beams  
Not currently taxed**



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