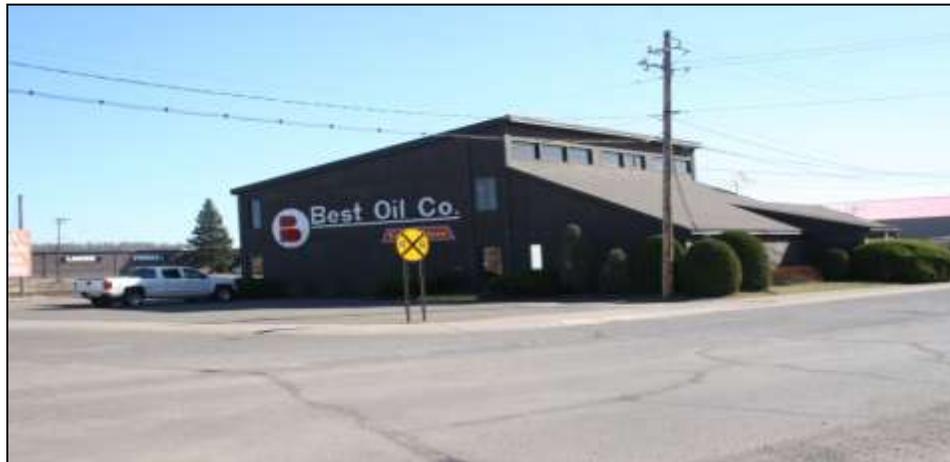




FOR SALE
30 N. 8th St.
CLOQUET OFFICE BUILDING
Asking \$475,000



***For Additional Information and To View the Property
Please Contact Sandy Hoff - Office Phone 218-722-5556
shoff@fisalter.com***

AREA MAP

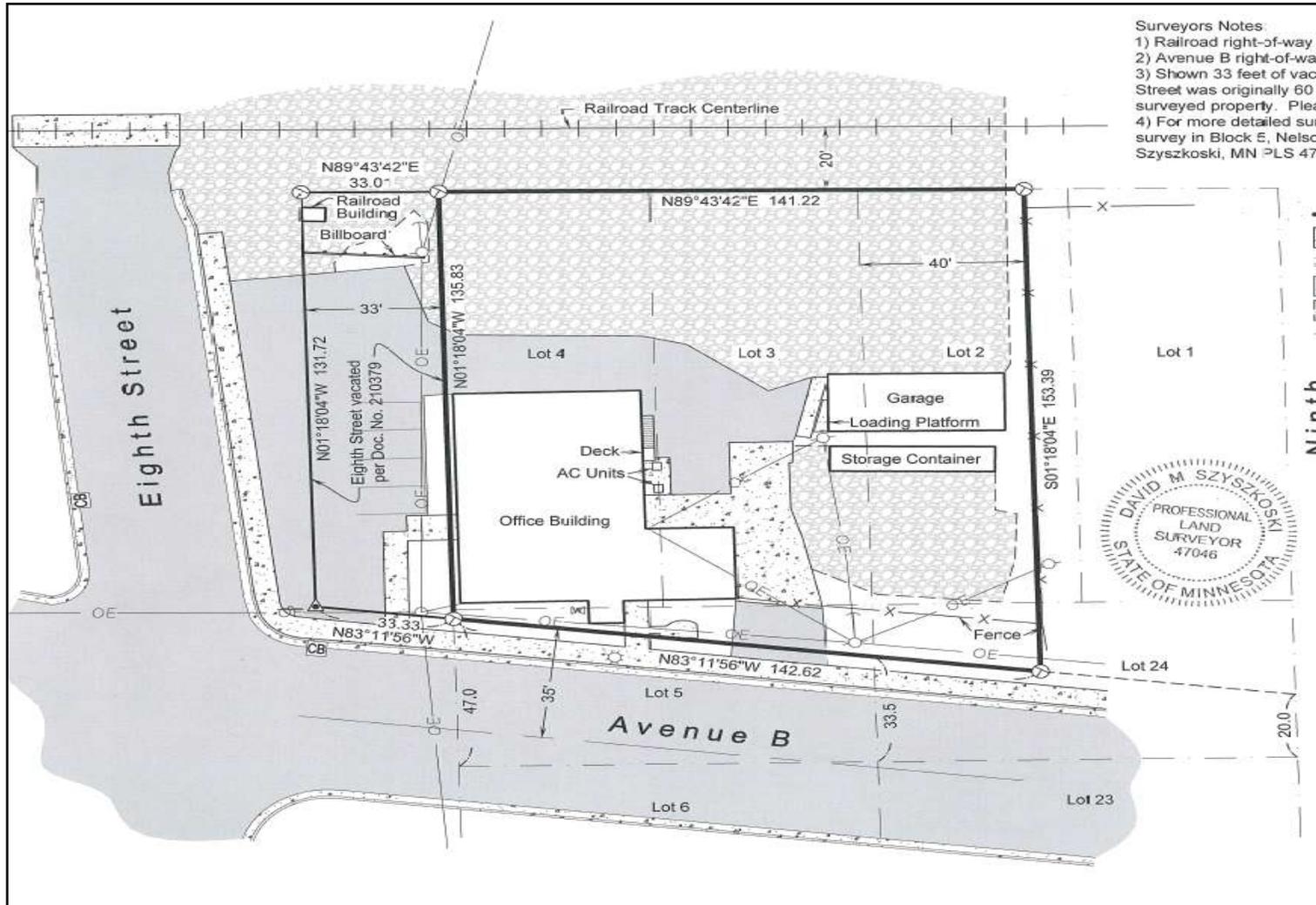


CARLTON COUNTY GIS MAP

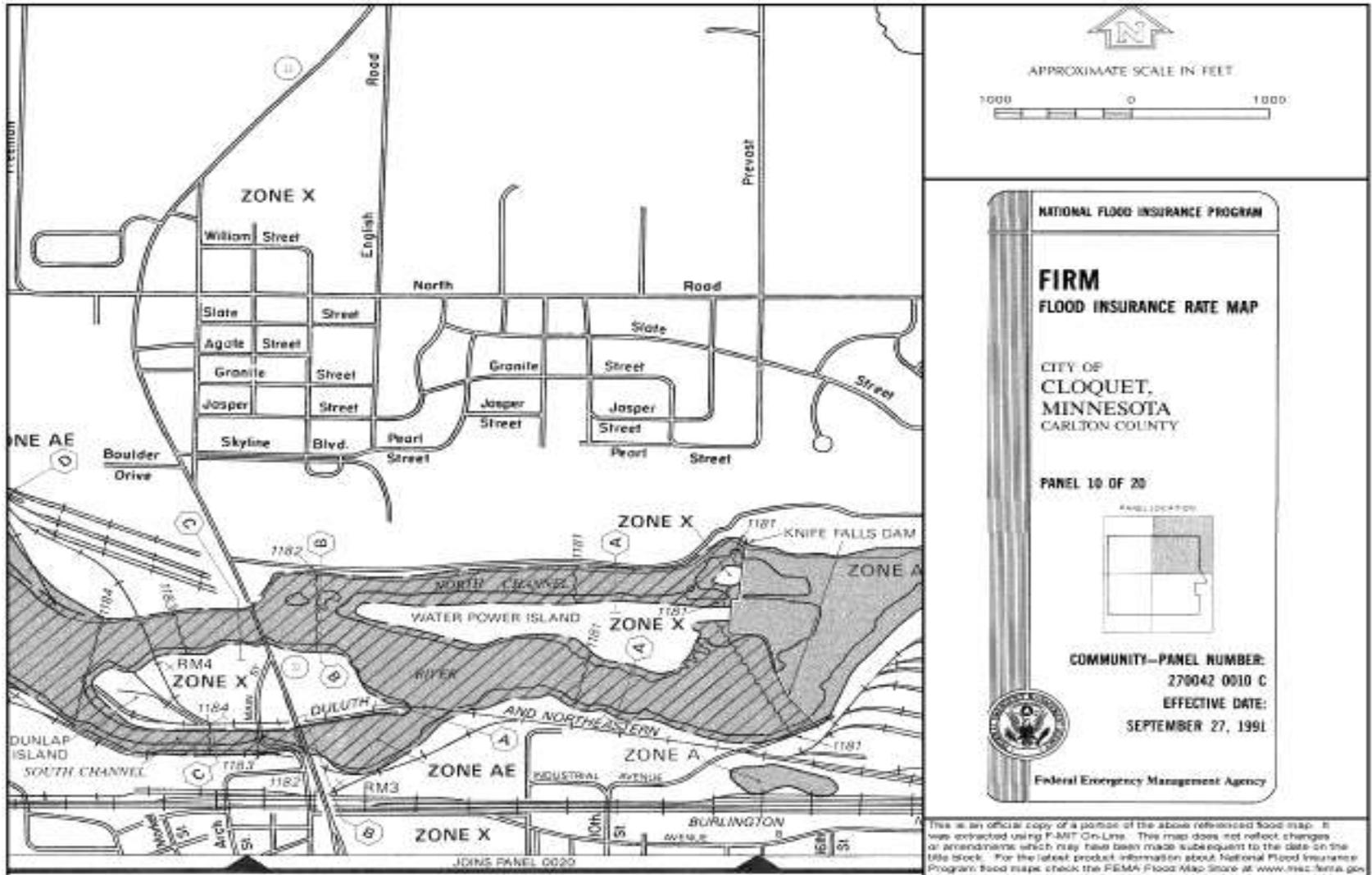
Note: Easterly Boundary Is Not Depicted Accurately



SURVEY MAP



FLOOD MAP



LEGAL DESCRIPTION

The forthcoming legal description is capture from the 5/22/2015 survey. This legal description does not include the vacated 33' Eight Street.

Legal Description per Quit Claim Deed recorded as Carlton County Document No. 204611:

The West forty (40) feet of Lots Two (2) and Twenty-four (24), and all of Lots Three (3), Four (4) and Five (5), Block Four (4), Nelson's Subdivision of Outlots 35 - 36 - 40 in the Village of Cloquet, now City, EXCEPT all that part of Lot Five (5), lying South of the following described line:

Commencing at the Southwest corner of said Lot Five (5); thence North along the West line of said Lot Five (5), a distance of forty-seven and no tenths (47.0) feet to a point of beginning; thence in a Southeasterly direction to a point on the east line of said Lot Five (5), a distance of thirty-three and five tenths (33.5) feet North, measured along said East line, from the Southeast corner thereof; also,

All that part of Lot Twenty-four (24) lying South of the following described line:

Commencing at the Southwest corner of said Lot Twenty-four (24); thence North along the West line of said Lot Twenty-four (24) a distance of thirty-three and five tenths (33.5) feet to a point of beginning; thence in a Southeasterly direction to a point on the East line of said Lot Twenty-four (24), a distance of twenty and no tenths (20.0) feet North, measured along said East line, from the Southeast corner thereof, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Carlton County, Minnesota.

Boundary Survey in Block 4, Nelson's Subdivision of Outlots 35, 36 and 40 in the Village of Cloquet
in Section 14, Township 49 North, Range 17 West, Carlton County, Minnesota

TAX AND ASSESSMENT DATA

Following are the estimated market values for the subject as determined by the Carlton County Assessor for taxes payable in 2017. Pay 2018 taxes are not yet published.

Parcel Code	EMV Land	EMV Building	Total EMV	Pay 2017
06-275-0720	\$22,800	\$193,900	\$216,700	\$8,655
06-275-0700	\$22,600		\$22,600	\$1,084
06-275-0685	\$17,700		\$17,700	\$850
06-275-0740	\$3,500		\$3,500	\$168
06-275-1121	\$2,800		\$2,800	\$134

ZONING

The subject property is located in the Light Industrial (LI) zoning district. The existing use is a permitted use in this zoning district.

FLOOD ZONE

According to the FEMA Flood Zone Map #270042 0010 C, dated September 27, 1991, the subject is located within a minimal flood hazard area.

SITE DESCRIPTION

Situated on the northeast corner of N 8th Street and Avenue B, the subject parcel is predominantly rectangular shaped and comprises approximately 20,421.82 square feet according to the 5/22/2015 survey. Additionally, the vacated segment of 8th Street may accrue to the subject. This land area comprises approximately 4,346.76 square feet. Improvements to the site include a 5,434 square foot office building, 925± square foot storage building, bituminous paved parking lot and site landscaping. Following is a more detailed description of the site.

Size and Dimensions – Excluding Vacated Segment:

The approximate property line dimensions are as follows:

North Property Line:	141.22'
East Property Line:	153.39'
South Property Line:	142.62'
West Property Line:	135.83'

The total site size including the vacated segment if accrued to the subject approximates 24,768.58 square feet. The site size excluding the 8th Street segment is 20,421.82 square feet.

Topography - Vegetation:

The topography of the site is generally level. Vegetation is limited to grass and landscaping along the Avenue B road frontage.

Utilities:

Municipal water, gas and electric serve the site.

Road Access:

Access to the site is via Avenue B and N 8th street.

Soil Conditions and Environmental Issues:

I have not been provided with soil borings. However, soil conditions appear conducive to support the existing commercial structure.

All data pertaining to the site should be verified by the buyer.

DESCRIPTION OF IMPROVEMENTS

General Overview:

Improvements to the site include a 5,434 square foot two story office building, a 925± square foot unheated storage building, bituminous and gravel surface parking lot and site landscaping. Constructed in the 1970's the office building has been updated and has a modern appearance and functional layout. The first level of the building houses various offices, the reception area, bathrooms, conference room and a break room. The upper level houses executive offices and a conference room. The building is designed to accommodate a single tenant. However, with some modifications, separate tenant spaces could be created. The overall functionality is good for the present use.

The building is believed to have a concrete foundation with a slab on grade first floor, wood frame and wood truss for the second level floor. Exterior walls have a wood frame with a wood exterior covering. The roof is pitched with asphalt shingles. Interior walls consist of wood studs, primarily gypsum board covering and a variety of decorative finishes. One office has good quality wood paneling on the walls. Floor coverings consist of tile on the first level and carpeting on the upper level. Recessed fluorescent lighting fixtures are prevalent throughout the first level with a variety of individual suspended lighting fixtures on the second level as well as some surface mounted fluorescent lights. The entire building is air-conditioned.

Miscellaneous site improvements:

Additional site improvements include a 925± square foot metal skinned unheated warehouse bituminous paved parking lot on the south, west and east sides of the building as well a concrete sidewalks and site landscaping.

All data pertaining to the improvements should be verified by the buyer.

SUBJECT PHOTOGRAPHS



SOUTH & EAST ELEVATION



WEST & SOUTH ELEVATION

SUBJECT PHOTOGRAPHS



EAST ELEVATION



ENTRANCE AREA

SUBJECT PHOTOGRAPHS



TYPICAL FIRST FLOOR INTERIOR



SECOND FLOOR CONFERENCE ROOM

SUBJECT PHOTOGRAPHS



SECOND FLOOR OFFICE



UNHEATED STORAGE BUILDING