



Welcome

**10464 8th Ave
Humboldt
Asking Price \$329,000.00
MLS# 410433**

- * **Owner:** Grainland Seeds
- * **Style:** Business
- * **Size:** 3.7 Acres
- * **Zone:** Commercial
- * 383' of frontage on Hwy #5

3.7 acres of Commercial Property Fronting Highway 5 the City of Humboldt. 6000 sqft concrete block building, has front display area, receiving bay and shop. Also addition Quonset 2880 sqft heated and insulated. Town water, Natural Gas. Excellent location. Currently has 3 tenants all on month to month bases.

Address: 10464 8Th Ave

Price: \$329,000.00

Renters are Month to Month

**Option to buy additional 4.2 Acres to South
City Water, Private Septic, Natural Gas Heating**

Main Building: 6000 sqft

Built in 1963

Concrete Block Construction

Natural Gas Heat & Forced Air

Florescent Lighting

- * **Lobby Area 33.5 X 25 Front Counter, Tile Floor**
- * **Office #1 15.6 X 9.8**
- * **Office #2 11.63 X 11.6**
- * **Office #3**
- * **Office #4**
- * **Storage area behind front counter plus**
- * **Coffee Room with Cupboards and sink—access to Quonset**
- * **2 piece bath**
- * **Storage Room**
- * **Shop - Access to Quonset**
 - **Overhead Natural Gas Heater (new)**
 - **Drywall Ceiling**
 - **Concrete floor, Floor Drain**
 - **Utility Room with Washer Dryer hook up, Furnace**
 - **Electric water heater**
 - **2 piece bath**
 - **Office**
 - **Storage X 2**

Main Building is the Shop - Fluorescent Lighting

- Scrub Room with Sink

Quonset - 2880 sqft Built in 1976

- **Steel Frame Construction, insulated**
- **2 large sliding doors front and back**
- **Natural Gas Overhead heater**
- **Concrete Floor with drain**
- **Florescent Lighting**

Land - Frontage 116.78 Highway

Plenty of space for parking and display

