

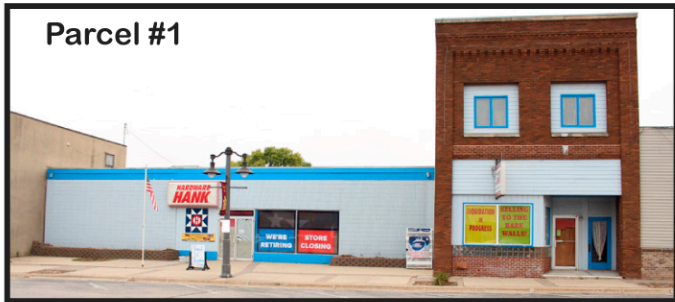
Absolute

AUCTION

THURSDAY, OCTOBER 24, 2019 • 1:00 p.m.

**ABSOLUTE COMMERCIAL REAL ESTATE AUCTION LOCATED ON MAIN STREET
OF OLIVIA, MN AND CLOSE TO BUSY US HWY 212!
SELLS TO THE HIGHEST BIDDER, NO MINIMUMS, NO RESERVES!!**

Parcel #1



Energy efficient commercial property in downtown Olivia. Well insulated building paired with an energy efficient boiler and T8 lighting. 6,000 sq. ft. showroom/retail space. Shipping/receiving, workshop, office and lounge are also included in this building +11,000 sq. ft. space. Basement and second story provides ample storage.

Asphalt parking for shipping and receiving in the back. Includes shelving, fixtures and other items.

**Former
Hardware Hank
of Olivia**
124 9th ST. S., Olivia



**Both
Properties:
\$5,000 down.
Closing within
30-45 days.
Buyers Premium
Will Apply!**

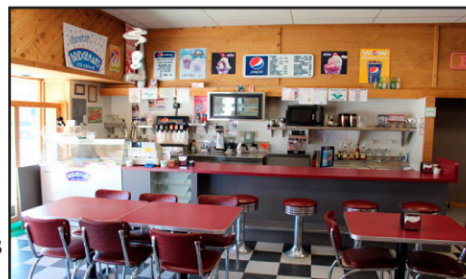
Parcel #2



Excellent location w/Frontage on busy Hwy. 212 and Charming Main Street, Olivia. Approx. 3588 sq. ft. building. Includes parking lot to the back and on street parking in the front. Property was formerly a drug store, soda fountain/ice cream shop. This property is very versatile

and could support a wide variety of business types. Duro-last roofing was installed in 2013. Furnace and central air conditioner was installed in 2009. Includes shelving, fixtures and other items.

Former Olivia Drug • 102 9th St, Olivia, MN



• OPEN HOUSE DATES •

TUES., OCT. 8, 12-1 P.M. • MON., OCT. 14, 5-6 P.M.

1 HR PRIOR TO AUCTION

(PRIVATE SHOWING: LAURA POSL • 320-262-4893)

Auction held at the Olivia Drug location

**FOR MORE INFORMATION REGARDING
CITY & COUNTY INCENTIVE PROGRAMS, CALL:
SUSIE @ CITY OF OLIVIA • (320) 523-2361
JORDAN @ RENVILLE CO. • (320) 523-3656**



HENSLIN AUCTIONS, INC.
Bird Island, MN
320-365-4120
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Frank Roering • Brad Dallmann
Laura Posl, Real Estate Agent
Cell: 320-262-4893



BROKER: Henslin Real Estate and Land, LLC • License #40452768

Auction Terms: Buyer's must present auction company with certified funds of \$5,000 down per property. This money will be required as a non-refundable down payment for this parcel when signing the purchase agreement immediately following the auction. Possession of the each property will be granted after closing in 30-45 days. Buyer's Premium will apply. For more information and pictures, visit us at www.HenslinAuctions.com.

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