

Tract 1	CITY OF HIBBING	140-0090-00010	\$67,600.00	± 0.14 acres	C22210038
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Location: 2232 1st Avenue, Hibbing

Legal: Lots 1 AND 2, Block 1, FAIRVIEW

Land	\$21,600.00
Timber	\$0.00
Improvements	\$46,000.00
Certified Assessments	\$0.00
Total	\$67,600.00



This +/- 50' x 125' parcel has a 3 story commercial building with an unfinished basement. The main floor was previously used for retail and storage spaces. The second story contains conference rooms, ballroom, kitchen, dining room, coat check and restrooms. The upper story contains boarding and additional office and meeting rooms plus restrooms. Condition of the utilities is unknown. This parcel is zoned C-2a (General Commercial District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for details regarding assessments of \$14,434.81 that may be reinstated upon sale, and for any other certified, pending or future assessments that may be reinstated. Proof of insurance for the structure is required within 30 days if purchased under contract. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). Offers to purchase for less than what is listed cannot be accepted, pursuant to state statute.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.