



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

ST. PETER INVESTMENT PROPERTY

\$359,000

1601 Old Minnesota Ave
St. Peter, MN 56082

FEATURES

- Two National Tenants
- Visibility from US Hwy 169
- Many amenities
- Ample paved parking



AGENT CONTACT:

Rosie Brunmeier
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**COLDWELL BANKER COMMERCIAL
FISHER GROUP**
201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



SALE

OLD MINNESOTA AVENUE — 1601 | SALE PENDING

PROPERTY SUMMARY



SALE PRICE **\$359,000**

OFFERING SUMMARY

Lot Size: 0.55 Acres

Year Built: 2010

Building Size: 4,600 SF

Zoning: C-3 (w/GO overlay)

Price / SF: \$78.04

PROPERTY OVERVIEW

Fully Leased Investment Opportunity For Sale!

This property is leased-up, including two national tenants with good income stream and rental history. Easy to manage with more than 200' of frontage off US Highway 169. The building is 4,600 square feet with the north tenant using 2,800 square feet, and the south tenant using 1,800 square feet. The lot is .55 acres and in excellent condition. The parking lot has 19+ stalls for clients, employees and guest parking. Property currently owned by owner of adjacent restaurant and there is the possibility to purchase the entire corner parcel and the two buildings.

LOCATION OVERVIEW

Prime Hwy 169 visibility for a retail/office user. Access from Old MN Ave, Dranttel Street and Hwy 169. This metal building is located just north of St. Peter, Minnesota on highway 169 and located near R-1 and R-2 residential dwellings, a brand new Hy-Vee, the hospital and a new hotel.

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OLD MINNESOTA AVENUE — 1601 | SALE PENDING

PHOTOS

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AERIAL VIEW



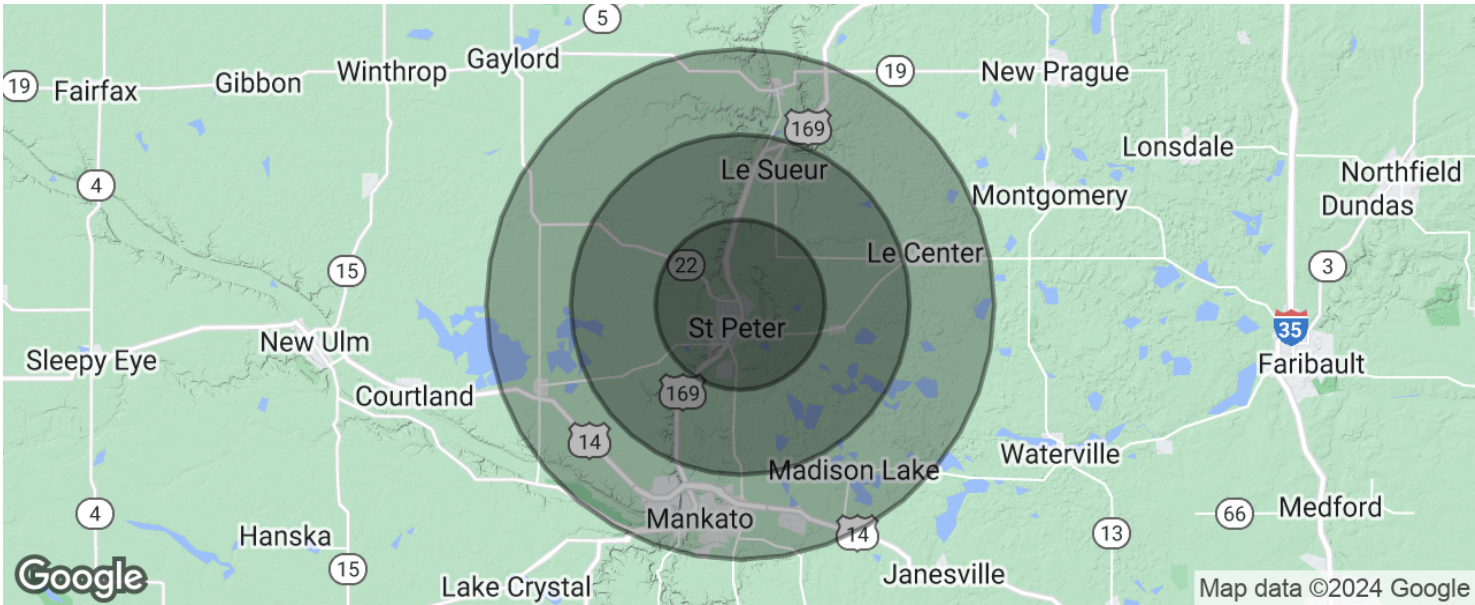
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DEMOGRAPHICS



POPULATION	5 MILES	10 MILES	15 MILES
Total population	13,848	27,157	94,029
Median age	35.6	37.6	34.6
Median age (Male)	34.6	36.9	33.9
Median age (Female)	37.9	38.7	35.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	4,919	10,909	39,638
# of persons per HH	2.8	2.5	2.4
Average HH income	\$77,422	\$79,079	\$74,653
Average house value	\$188,263	\$217,299	\$201,127

* Demographic data derived from 2020 ACS - US Census

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OLD MINNESOTA AVENUE — 1601 | SALE PENDING

AGENT BIOGRAPHY



ROSIE BRUNMEIER

Commercial Agent Sales & Leasing

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PROFESSIONAL BACKGROUND

Rosie Brunmeier has been active in the real estate industry for more than 60 years in sales, leasing, marketing and financing—with more than half of that at CBC Fisher Group. She was the first female agent to make the move to commercial real estate in Greater Mankato.

Client referrals are the key to her success. She has built her clientele by providing results, integrity, satisfaction, creativity, and experience. Several of her clients have been with her since the start of her career and have built their real estate investment portfolio with her trusted advise. Having been a commercial owner/operator herself, she understands her clients' concerns, goals, fears, and most importantly, their dreams.

Rosie's extensive experience in all areas of commercial real estate sales and leasing plus her sales and marketing background has earned her Regional, State and International recognition. Her gratification comes from being able to provide the understanding of what clients need and want. Her joy is matching clients with the right property and watching their businesses grow.

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